



December 14, 2009

Mr. Donald Legg  
Division of Procurement, Division Manager and Purchasing Agent  
County of Loudoun  
1 Harrison St.  
Leesburg, VA 20175

**Route 28 Fire and Rescue Station**  
**Detailed Proposal Submission**

Dear Mr. Legg,

In February of 2009, Keane Enterprises led a Loudoun County based team of professionals in the submission of an Unsolicited PPEA Proposal to construct the Route 28 Fire and Rescue Facility. Since the bonds were initially approved by voter referendum in 2002, and this station had been described as critical by the Fire and Rescue professionals, we felt this was a worthwhile and welcome proposal.

After a review of our Proposal, the Board and staff agreed to move forward, and offered other proposers a 45 day response time, as is required under the PPEA guidelines. With 15 minutes to spare, a second proposal was submitted by the group behind the Kincora project.

After review of both proposals, the Board's Finance Committee directed staff to seek Detailed Proposals from both entities.

We hope upon review of the Detailed Proposals, it will be clear that our proposal is the only one capable of meeting the "critical" delivery needs of the County in this area, including a site that meets the criteria for a station in this area and an experienced team that can perform.

We believe our proposal stands apart for the following reasons:

- Our site is well located, and meets the criteria in the Loudoun County Fire and Rescue Service Plan and Strategic Plan. The County has approached us on two different occasions to purchase this specific parcel for this precise facility.
- This site has the most immediate proximity to the most improved commercial sub area of the Loudoun County, with over \$674 million of building improvements on the east side of Route 28, which addresses the Board of Supervisors stated goal of Protection of Life and Property. The west side of Route 28, which is where Kincora is located, only has \$218 million of building improvements today. While this station will need to address the needs of the County for years to come, our site will afford the coverage prescribed in the Service Plan in the future, while providing High Level service to the existing stock immediately. In addition, this site provides



coverage to the residential areas in the area of Cascades Parkway near Church Road, and on the southern portion of Atlantic Boulevard. It also provides superb access to Claude Moore Park and the Dulles SportsPlex.

- Our site is READY and zoned for this use. All utilities are on site, all roads are constructed and we possess a current grading permit for the site to accelerate construction. There are no environmental concerns and stormwater management is in place. The Kincora site is raw, unzoned and does not have the advantages we do to delivery the facility expeditiously.
- The Keane team members are Loudoun based companies that have decades of Loudoun County development experience and a proven track record of projects, buildings and developments completed. Since this PPEA is really about execution, this should be a major consideration. This team can get it done.
- Our team Architect has designed the last three Fire and Rescue facilities in Loudoun. We have taken those design concepts and improved upon them based on feedback from the Fire and Rescue professionals and the construction experience. We have included a complete list of features in our price, and have provided options for the Fire and Rescue to consider.
- We have included a number of letters of support from local business owners and property owners. The only known resistance we are aware of is from the Volunteers, who appear to prefer Kincora. We are unclear as to why.
- If timing of delivery of this Station is "critical" as both the County employees and volunteers have stated, our site is the only predictable choice. There is a substantial amount of work required to open a raw land site such as Kincora, and although promises can be made, delivery will certainly be precarious, unpredictable and uncertain. Those are traits that typically would not be included in a recipe for delivery of a CRITICAL facility.
- OUR site and OUR team can deliver this CRITICAL facility.

We look forward to working with you to deliver this facility in partnership with Loudoun County. Please contact me if you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Cullen", is written over the word "Sincerely,".

Brian J. Cullen

# Detailed Proposal for Dulles Route 7/28 Fire Station

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### Tab 1: Topographical Map

- Depicts location of the proposed project.

### Tab 2: Conceptual Site Plan

- Indicates proposed location and configuration of the project on the proposed site.
- Shows existing and proposed roads, parking areas, and landscaping.

### Tab 3: Conceptual Single Line Plans and Elevations

- Depicts general scope, appearance and configuration of the proposed project.
- Exhibits conceptual floor plan including space tabulations and layout of office/program areas, core areas, conference space, mechanical, and circulation space.

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- Major building systems costs including specifying methodology and assumptions.
- Equity, debt, and other financing mechanisms of all team members.
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- Projected return, rate of return and expected useful life of facility.



- Estimated annual operating expenses using Loudoun County adopted service levels and standards.

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- Infrastructure development plans.
- Transportation plans.
- Capital improvement plan and capital budget.

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**Tab 15: Executive Management**

- Identification of officers and directors and any known conflicts of interest.

**Tab 16: Code of Virginia, Ethics in Public Contracting Act**

- Acknowledgement of conformity.



## Tab 1

1. A topographical map (1:2,000 or other appropriate scale) depicting the location of the proposed project.

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Attached are the following exhibits:

- Topographical map of existing conditions
- Vicinity maps
- Valuation Exhibit
- Grading Permit

### General Location

Our site, at the NW corner of Atlantic Blvd and Severn Way, offers outstanding proximity and access to almost \$900 million of improved property that would be served by this location. The attached exhibit illustrates our site is closer to the improved property "center of gravity" within the service area than the Kincora site. In other words, the Kincora site is closer to unimproved property, our site is closer to improved property. There is \$674 million in improved property on the east side of Route 28, and \$218 million on the west side.

The eastern side of Route 28 is one of the most highly developed suburban areas in Loudoun County. In the Loudoun County Fire and Rescue System Service Plan (Service Plan), protection of life and property is the first item listed in the Board of Supervisors Established Goals, as it should be. See the excerpt below.

### Board of Supervisors Established Goals

#### Protection of Life and Property

Provide cost-effective, equitable and responsive services to all citizens of Loudoun County, including adequate response times, effective fire and rescue incident supervision, adequate staffing, effective distribution of personnel and apparatus and timely adaptation to changing service needs. All organizations and participants comprising the fire, rescue and emergency medical system shall share responsibility for continuously improving their effectiveness and efficiency.

This site more than adequately meets the response times contemplated in the County Service Plan. The Service Plan "High Operating Levels and Standards" identifies maximum 10 minute response times (for both EMS and Fire Suppression) achieved 80% of the time. This site will achieve that objective.

Previously, our site was determined to be inferior to the Kincora site (although still acceptable) because it was determined to take 27 seconds longer to get to the center of the Nokes Boulevard bridge over Route 28. This arbitrary location unfairly favors the Kincora site, and doesn't respect the objectives in the Service Plan or Strategic Plan.

Our site more than adequately responds to the locational criteria contemplated in the Fire and Rescue Service Plans, and provides better response time to valuable property,

in addition to improving response times to the residential communities on Cascades Parkway and to Claude Moore Park.

#### Site Specific

Some concerns were expressed that our site had difficult topographical issues. This needs to be clarified as it is a non issue. The site was a temporary stockpile location for surplus earthwork during the construction of Atlantic Blvd. Accordingly, the current topography is man made, and is NOT an issue with respect to steep slopes.

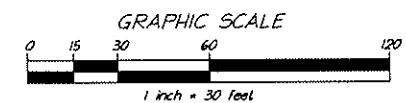
In fact we possess a current Grading Permit (inserted in this Tab Section) that would permit removal of these stockpiles at any time. We have included all costs associated with this work in our proposal.



No.	DESCRIPTION	DATE

LEGEND

- EXISTING WOODS LINE
- 250 EXISTING TWO FOOT CONTOUR
- 260 EXISTING TEN FOOT CONTOUR
- EXISTING STREAM
- 100 YEAR FLOOD PLAIN LIMITS
- RIGHT OF WAY
- EXISTING FENCE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- WATER METER
- EXISTING UTILITY LINE
- VEPCO MARKER
- AT & T MARKER
- CG-6 CG-6R CURB & GUTTER
- 10' TRANSITION
- EXISTING DOOR LOCATION
- EXISTING ASPHALT PAVEMENT



THIS DRAWING SHOULD NOT BE USED FOR FINAL SITE ENGINEERING PURPOSES.

**christopher consultants**  
engineering - surveying - land planning  
christopher consultants, llc  
20110 ashbrook (suite 160)  
ashburn, virginia 20147  
571.209.5950 fax 571.209.5951



EXISTING  
TOPOGRAPHY  
EXHIBIT

**DULLES FIRE AND  
RESCUE STATION**  
LAYOUT EXHIBIT  
POTOMAC ELECTION DISTRICT, LOUDEN COUNTY, VIRGINIA

PROJECT NO. 0502A5.00
SCALE 1"=30'
DATE DECEMBER, 2009
DESIGN LB
DRAWN GST
CHECKED:
SHEET No. 1 OF 1





Note: Source is 2007 Aerial photo from Google



## Dulles Route 7/Route 28 Fire and Rescue Station Vicinity Map



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December 2009



County of Loudoun, Virginia  
Detailed Proposal for Dulles Route 7/28 Fire Station

Vicinity Map



Offered by a Development Team led by







### WEST OF RTE 28



LAND = \$214,299,300  
BLDG = 218,240,500  
TOTAL = \$432,539,800

### EAST OF RTE 28



LAND = \$351,349,200  
BLDG = \$674,181,400  
TOTAL = \$1,025,530,600

### DIFFERENCES

LAND = + \$137,049,900 (east of 28)  
BLDG = + \$455,940,900 (east of 28)  
TOTAL = + \$592,990,800

### ADJACENT PROPERTY VALUES WEST VS. EAST SIDES OF RTE 28

NOT TO SCALE  
12.9.09





## Loudoun County, Virginia

### Department of Building and Development

1 Harrison Street, S. E., P. O. Box 7000, Leesburg, VA 20177-7000

Administration: 703/777-0397 Fax: 703/771-5215

Inspection Information Only: 703/777-0220 Fax: 703/771-5522

July 09, 2008

Lot 30 Partners, LLC  
44031 Pipeline Plaza, Ste 100  
Ashburn, VA 20147  
Attn: Mr. Brian Cullen

### RE: STEEPLE CHASE LOT 30 ROUGH GRADING PLAN

#### NOTIFICATION OF GRADING PLAN APPROVAL

The following grading plan application has been reviewed and approved. A pre-construction meeting is required prior to any work authorized by this application. The Grading Permit placard and approved grading plans will be issued at the pre-construction meeting. Please send your bond documents to the third floor, Building and Development counter, with a copy of this approval letter attached.

If the work authorized by this application has access from a road maintained by VDOT, a copy of the VDOT entrance permit must be provided at this meeting. When the entrance permit is obtained, please contact me to schedule the pre-con meeting. The limits of clearing and grading must be flagged for the meeting. Please be advised that the approval of this grading permit does not grant permission to disturb and/or trespass on off-site properties. The pre-construction meeting will be held approximately 10 days after the County has accepted the bond. The Field Manager will notify you of the date and time.

**PROJECT NAME: STEEPLE CHASE LOT 30 ROUGH GRADING PLAN**

**DATE OF APPLICATION: APRIL04, 2008**

**PROJECT APPLICATION NUMBER: STPL-NONE**

**GRADING PERMIT #: X20080870001**

**PIN #: 030-16-2069-00**

**EROSION & SEDIMENT CONTROL BOND AMOUNT: \$16,075**

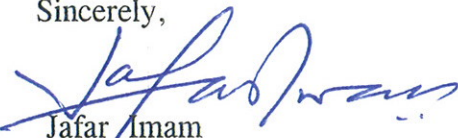
**PHASE 1 E&S PERMIT - ~~X~~ PHASE 2 E&S PERMIT**

**LOUDOUN COUNTY PROJECT MANAGER: N/A**

**LOUDOUN COUNTY FIELD MANAGER: JAFAR IMAM**

**RESPONSIBLE LAND DISTURBER: DEREK LOWE, # 19227 exp. 06-28-2010**

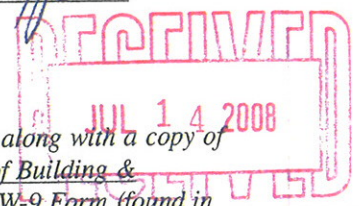
Sincerely,

  
Jafar Imam  
Field Manager, E&S Control

Reviewed By 

cc: Engineering, Project File, Washington Post, Project Manager

Please submit your grading permit collateral (corporate surety bond, letter of credit or cash), along with a copy of your grading plan approval letter, to the attention of: BONDS MANAGEMENT, Department of Building & Development, 3<sup>rd</sup> Floor. Note: If you are submitting a cash bond you must submit a substitute W-9 Form (found in your grading permit application packet) for interest that will accumulate on the principle amount of the bond.



## Tab 2

2. Conceptual site plan indicating proposed location and configuration of the project on the proposed site, existing and proposed roads, parking areas, and landscaping.

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Attached are the following exhibits:

- Site Plan
- Landscape Plans (color rendering and schematic)

Our Site Plan includes the building as proposed, and other features to support the use, including trash enclosure, generator station, visitor and employee parking, an outdoor patio area with grill, and ample areas for vehicle maneuvering, cleaning and access.

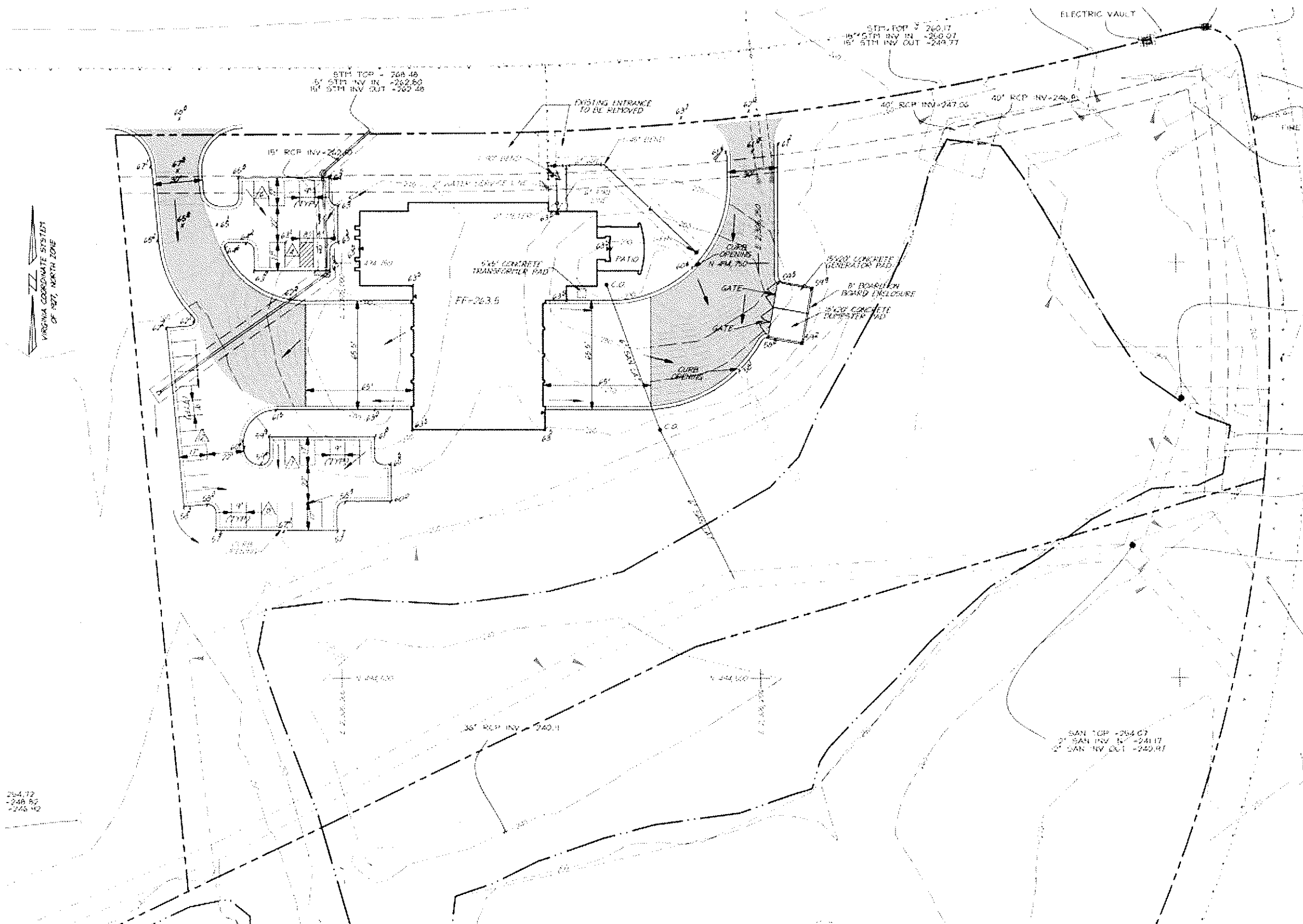
Our site is a FINISHED site, meaning it has all improvements in place to allow the delivery of the product.

The lot has access off of Severn Way, with VDOT approved curb cuts in place, so access is assured and not subject to further approvals.

Water and Sewer services are both on site, in capacities more than adequate to serve this use.

Stormwater Management is in place and includes the post developed condition of this lot.

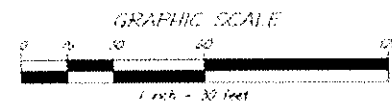
Private utilities – Gas, Power and Phone – are also available on site along the frontage of Severn Way (see Tab 5).



NO.	DESCRIPTION	DATE
1	REVISED BLDG FOOTPRINT AND CEG	11/24/04

LEGEND

- EXISTING WOODS LINE
- EXISTING TWO FOOT CONTOUR
- EXISTING TEN FOOT CONTOUR
- PROPOSED GRADE
- EXISTING STREAM
- 100 YEAR FLOOD PLAIN LIMITS
- RIGHT OF WAY
- EXISTING LENCE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED WATER LINE
- EXISTING WATER LINE
- WATER METER
- EXISTING UTILITY LINE
- VEPCO MARKER
- AT & T MARKER
- CURB & GUTTER
- TRANSITION
- EXISTING DOOR LOCATION
- EXISTING ASPHALT PAVEMENT
- PROPOSED PAVEMENT
- HEAVY DUTY CONCRETE APRON
- HEAVY DUTY ASPHALT PAVING



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT LOUDOUN COUNTY, VA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

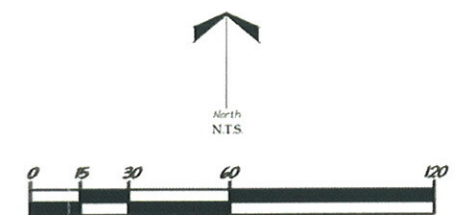
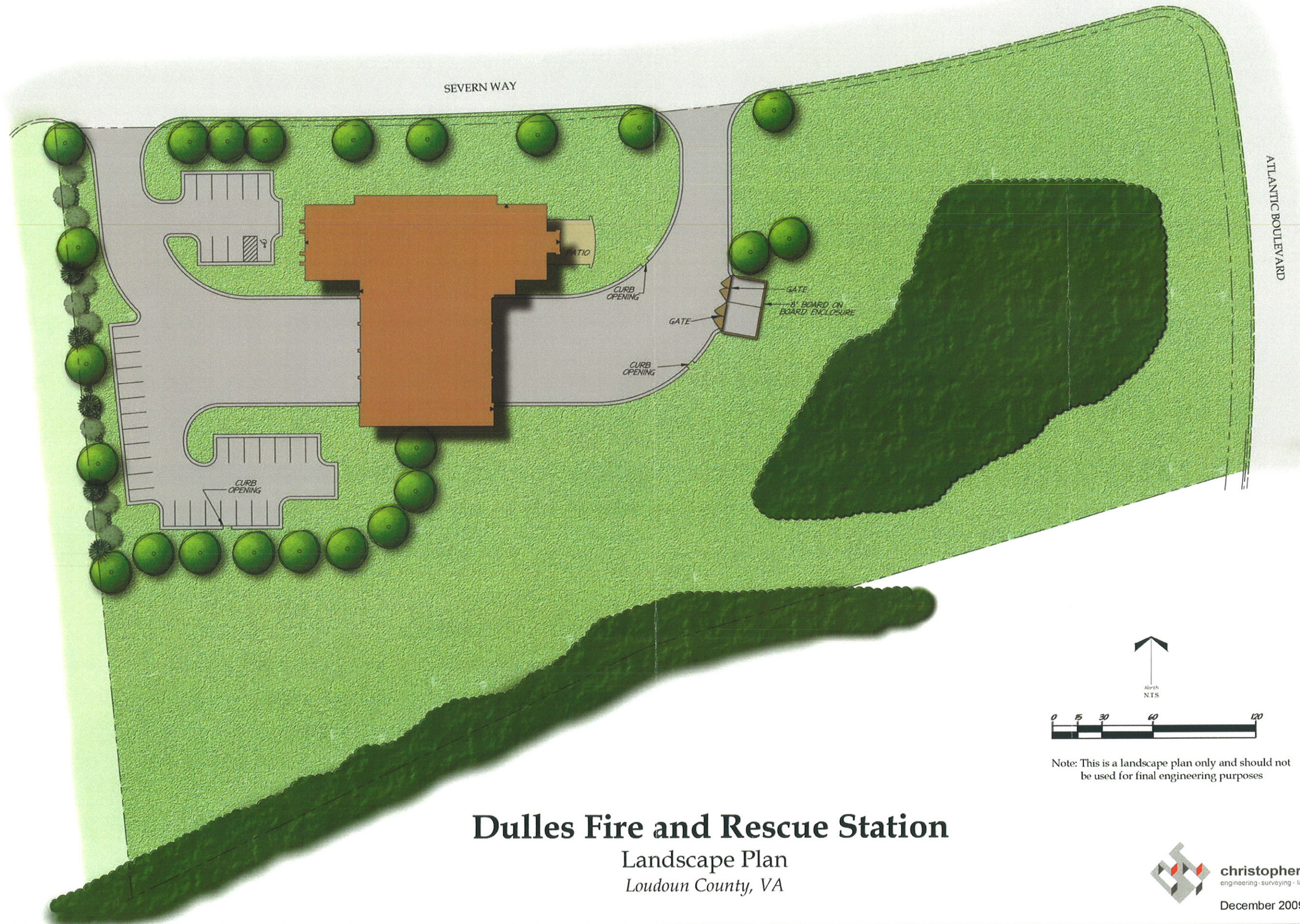
**christopher consultants**  
engineering, surveying, land planning  
10000 Lees Avenue, Suite 200  
P.O. Box 10000, Loudoun County, VA 22076  
571.209.5800 Fax 571.209.5801

LAYOUT EXHIBIT

**DULLES FIRE AND RESCUE STATION**  
LAYOUT EXHIBIT  
POTOMAC ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 050245.02  
SCALE: 1"=30'  
DATE: FEB, 2004  
DESIGN: G5T  
DRAWN: G5T  
CHECKED: FMT  
SHEET No. 1 OF 1





Note: This is a landscape plan only and should not be used for final engineering purposes

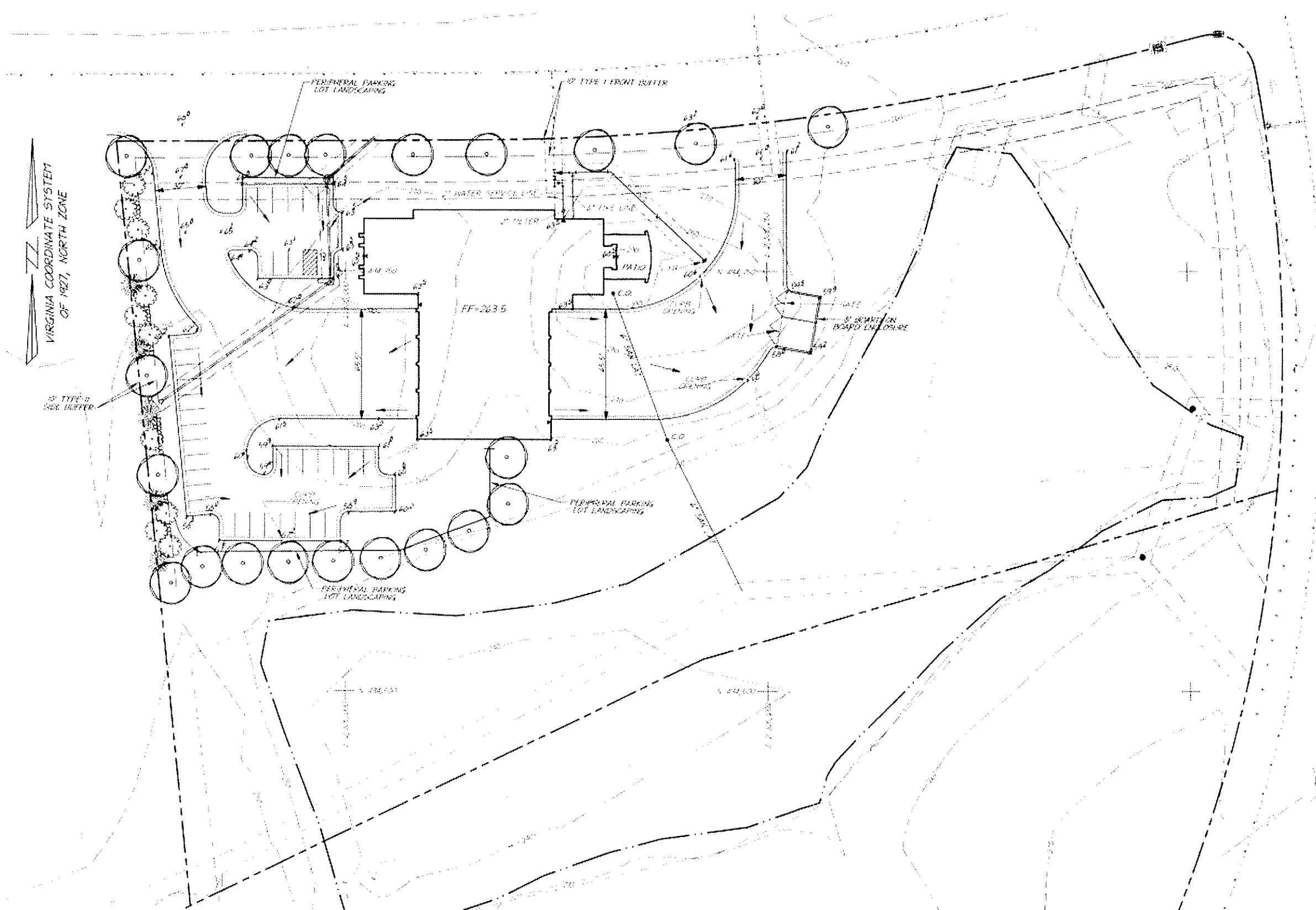
# **Dulles Fire and Rescue Station** Landscape Plan Loudoun County, VA



**christopher consultants**  
 engineering · surveying · land planning

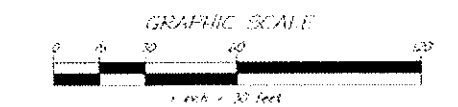
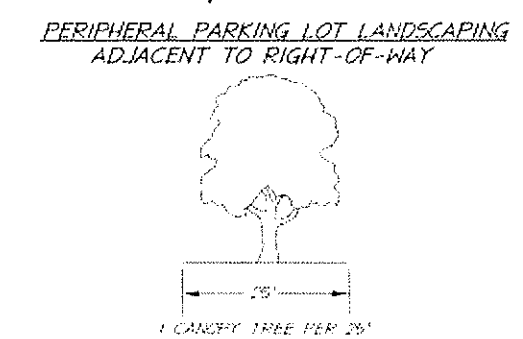
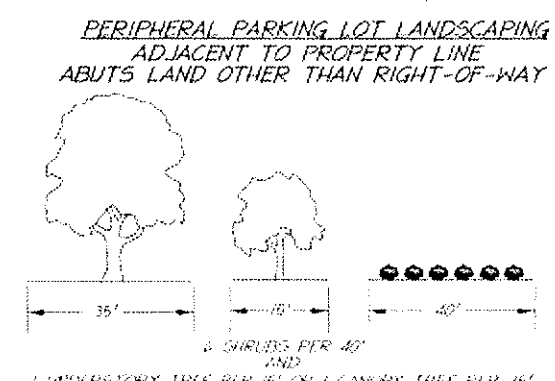
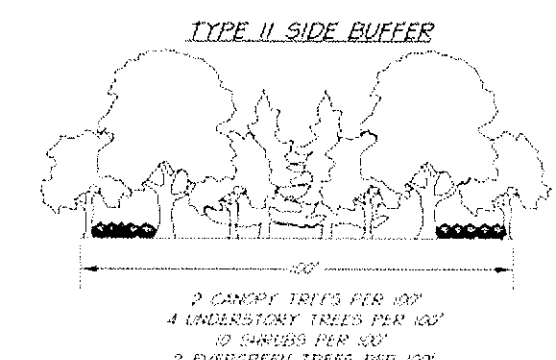
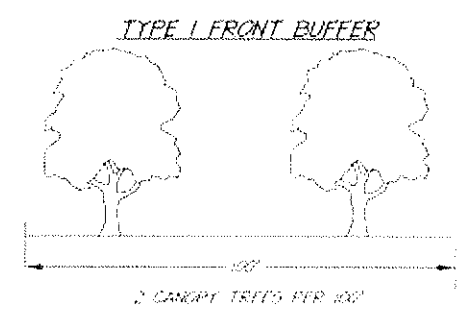
December 2009





NO	DESCRIPTION	DATE
1	REVISED BLDG FOOTPRINT AND CEG	11/24/09

LEGEND	
	EXISTING WOODS LINE
	EXISTING TWO FOOT CONTOUR
	EXISTING TEN FOOT CONTOUR
	EXISTING STREAM
	100 YEAR FLOOD PLAIN LIMITS
	RIGHT OF WAY
	EXISTING FENCE
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED WATER LINE
	EXISTING WATER LINE
	WATER FILTER
	EXISTING UTILITY LINE
	VAPOR MARKER
	AT T MARKER
	CURB & GUTTER
	10' TRANSITION
	EXISTING DOOR LOCATION
	EXISTING ASPHALT PAVEMENT
	PROPOSED LANDSCAPE
	CANOPY TREE
	UNDERSTORY TREE
	EVERGREEN
	SHRUBS



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT LOUDOUN COUNTY, VA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

**christopher consultants**  
engineering surveying landscape architecture

PROJECT NO. 050245.02  
SCALE: 1"=30'

LANDSCAPE PLAN

DULLES FIRE AND RESCUE STATION  
LAYOUT EXHIBIT

POTOMAC ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA

DATE: FEB, 2009  
DESIGN: G5T  
DRAWN: G5T  
CHECKED: PHT  
SHEET NO. 1 OF 1

## Tab 3

3. Conceptual (single line) plans and elevations depicting the general scope, appearance and configuration of the proposed project. The conceptual floor plan shall also include space tabulations and layout of office/program areas, core areas, conference space, mechanical, and circulation space.

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Attached are the following exhibits:

- Building Floor Plans
- Various Elevations
- Roof Plan
- Square Footage by Program Element

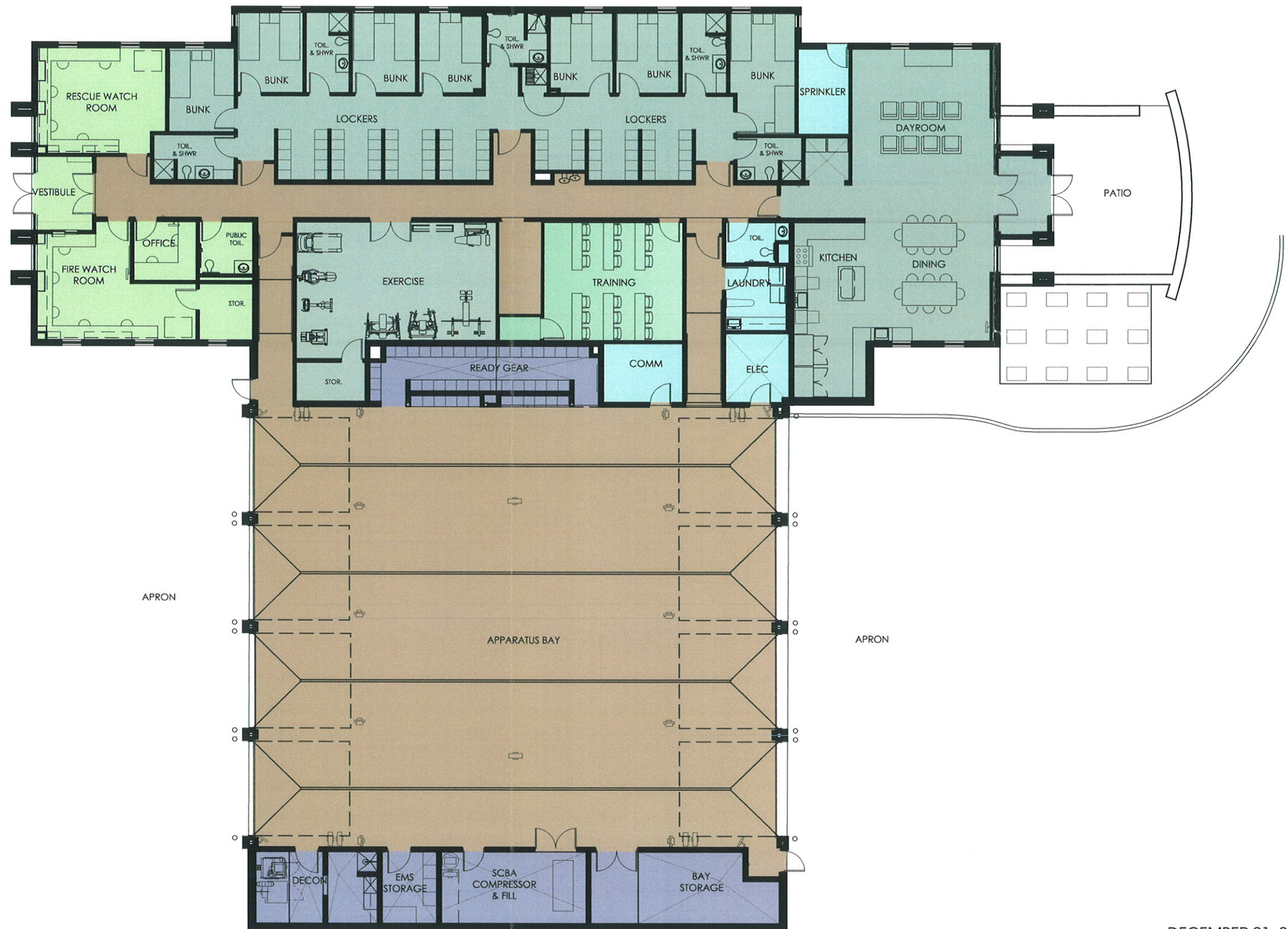
The design for our submission is based on the latest design concepts utilized by Loudoun County for the most current station construction, namely the Lansdowne Station No. 22 and the proposed Moorefield Station No. 23.

Our team Architect designed both of these Stations. We have made modifications to the design of this proposed Station to reflect the most current thinking derived from feedback both during construction and operational concerns. Behind this tab you will find plans, elevations, program details, as well as a list of changes we have incorporated based on our experience with Stations 22 and 23.

Please note our design (and price) includes the following ancillary (yet critical) items:

- Expansion for 4<sup>th</sup> bay
- Visual display boards
- Metal wall louvers
- Wall protection
- Flagpole
- Signs
- Metal lockers and gear grid lockers
- Bike rack
- Projection screen
- TV hanger assemblies
- Breathing air compressor
- Appliances
- Hose reels
- Pot rack
- Ironing boards
- Security and CCTV
- Air compressor
- Cord reels for water and gas
- Generator and heavy duty concrete generator pad
- WestNet Fire Alert System
- FireCom system



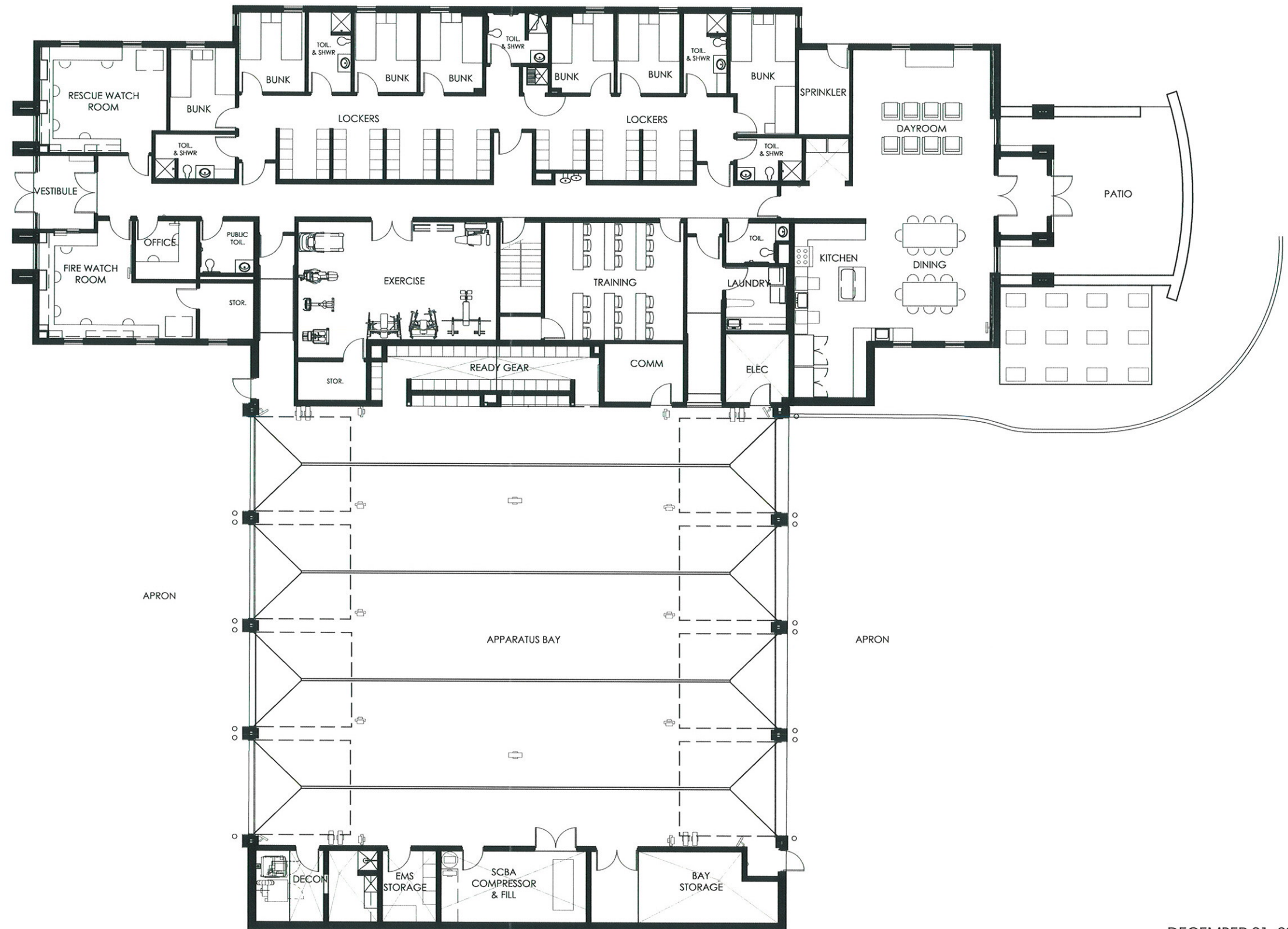


FLOOR PLAN

DECEMBER 01, 2009  
 0' 4' 8' 16'  
 1/16" = 1'-0"







FLOOR PLAN

DECEMBER 01, 2009  
 0' 4' 8' 16'  
 1/16" = 1'-0"





WEST ELEVATION

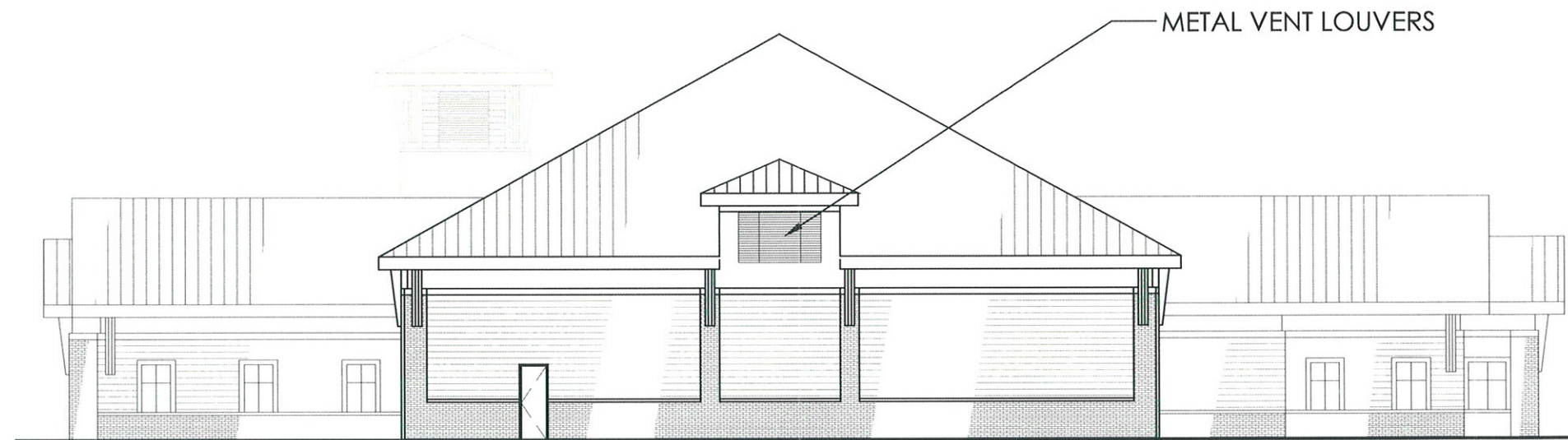
DECEMBER 01, 2009  
 0' 4' 8' 16'  
 1/16" = 1'-0"

DULLES FIRE & RESCUE STATION



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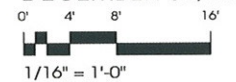


SOUTH ELEVATION

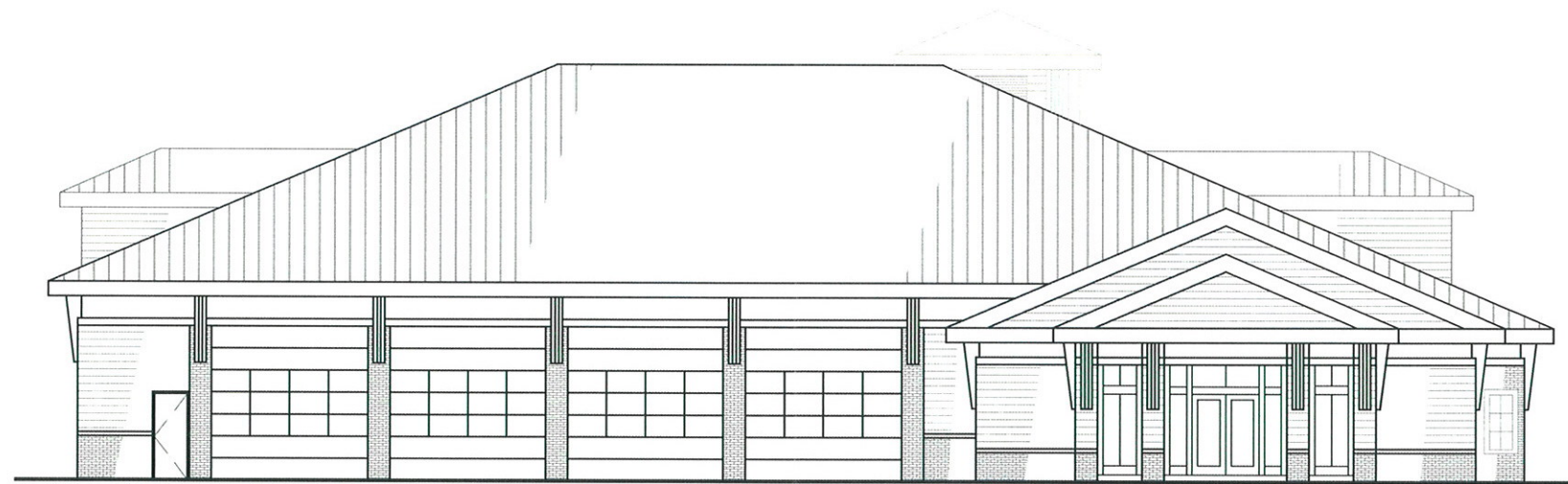


NORTH ELEVATION

DECEMBER 01, 2009



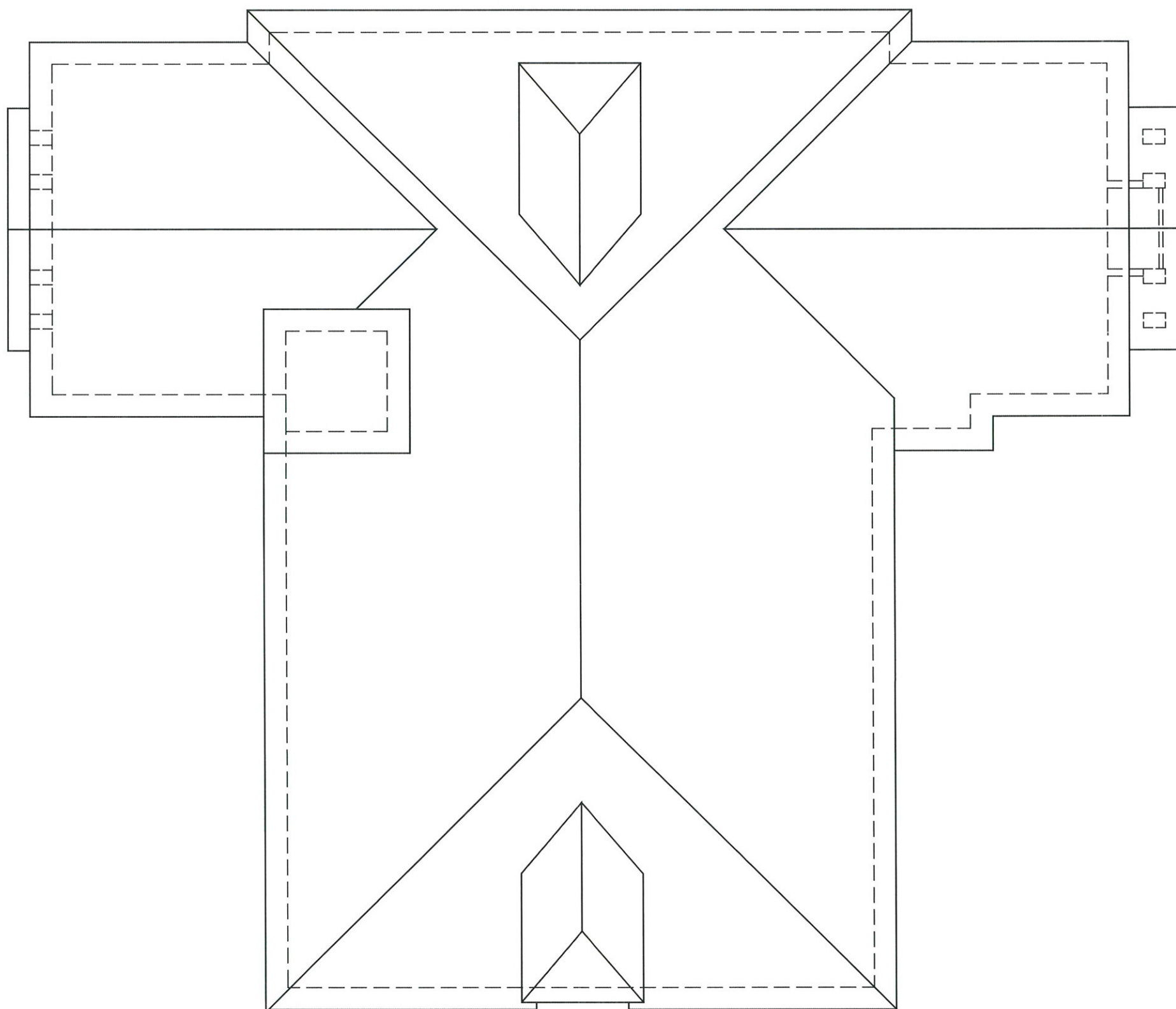




EAST ELEVATION



WEST ELEVATION



ROOF PLAN

DECEMBER 01, 2009

0' 4' 8' 16'

1/16" = 1'-0"



Dulles Fire & Rescue Station  
Hughes Group Architects



Program Elements	Quantity	Unit NSF	Total NSF
<b>ADMINISTRATION</b>			
Lobby/Control	2	86	172
Rescue Operations	1	289	289
Fire Operations	1	307	307
Station Commander Office	1	80	80
Public Toilet	2	56	112
Storage	1	67	67
Training Room	1	362	362
Training Room storage	1	22	22
<b>Subtotal - Administration</b>			<b>1411</b>
<b>DORMITORY</b>			
2 person bunk	6	112	672
3 person bunk	1	19	19
Individual Toilet and Shower	5	73	365
Lockers	1	400	400
Dayroom	1	424	424
Kitchen	1	289	289
Kitchen Storage	1	42	42
Dining	1	343	343
Exercise	1	545	545
Exercise storage	1	59	59
<b>Subtotal - Dormitory</b>			<b>3158</b>
<b>OPERATIONS</b>			
Apparatus bay	1	4987	4987
Bay Storage	1	272	272
SCBA	1	228	228
EMS storage	1	85	85
Decon	1	187	187
Ready Gear	1	289	289
<b>Subtotal - Operations</b>			<b>6048</b>
<b>SUPPORT SPACES</b>			
Janitors Closet	1	15	15
Communications	1	103	103
Electrical	1	106	106
Sprinkler	1	96	96
Laundry	1	86	86
Mechanical Mezzanine	1	1200	1200
<b>Subtotal - Support Spaces</b>			<b>1606</b>
<b>CIRCULATION</b>			
Circulation			1588
<b>Subtotal NSF</b>			<b>13811</b>
<b>Building Envelope</b>			<b>15165</b>



#### **Program adjustments from preliminary submittal**

- **Administration**
  - Expanded the training room 5'
    - Increased the training room from 220 sq. ft to 362 sq. ft.
    - Flipped the plan location of the training room and the exercise room.
  - Deleted the BC officer's suite.
- **Dormitory:**
  - Increased the width of the dormitory corridor to be 5' wide.
  - Deleted the 2 studies and replaced them with additional lockers.
    - Increased Lockers from 272sq. ft. to 400 sq. ft.
  - Expanded the exercise room 5'
    - Flipped the plan location of the exercise room and training room.
    - Deleted the BC officer's suite and reallocated the space to the exercise room.
      - Increased the training room from 246 sq. ft. to 545 sq. ft.
- **Operations:**
  - Expanded bay support spaces Deon, EMS storage, SCBA and bay storage.
    - Increased Deacon from 156 sq. ft. to 187 sq. ft.
    - Increased EMS storage from 70 sq. ft. to 85 sq. ft.
    - Increased SCBA from 184 sq. ft. to 228 sq. ft.
    - Increased Storage from 216 sq. ft. to 272 sq. ft.
- **Support spaces:**
  - Expanded the electrical room
    - Increased Electrical from 58 sq. ft. to 106 sq. ft.



## **Tab 4**

4. Detailed description of the proposed participation, use, and financial involvement of the County. Include the proposed terms and conditions for the project.

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The response to this request is contained in a separate binder, entitled Confidential Financial Section.



## Tab 5

5. A list of public utility facilities, if any, that will be crossed by the qualifying project and a statement of the plans of the proposer to accommodate such crossings.

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Attached is the following exhibit:

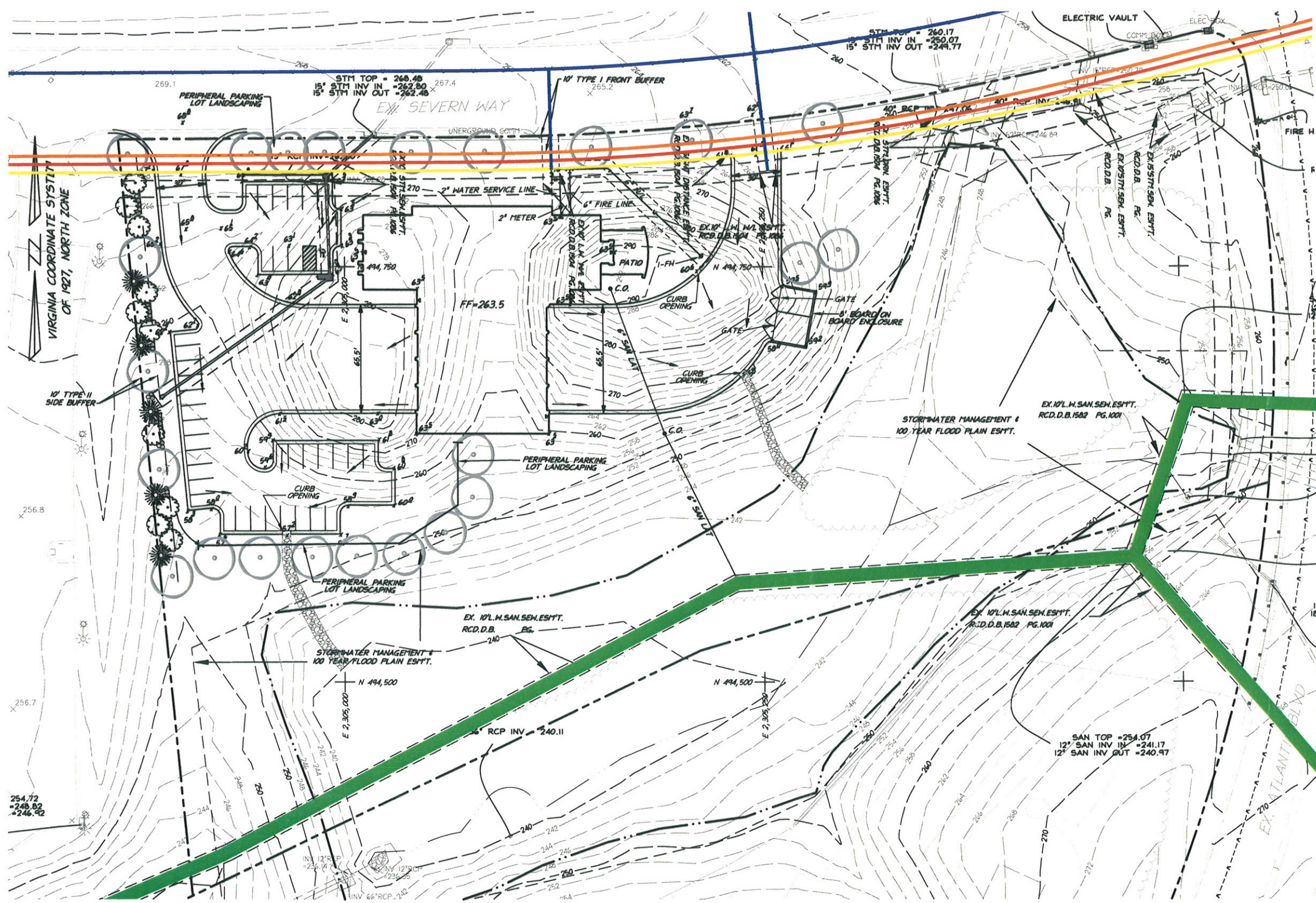
- Existing Utility Map

There are no public utilities that “cross” our site, therefore they don’t need to be “accommodated”. Our site is finished and we have all utilities available including water, sanitary, power, gas, and communications.

It is a simple and expedient process to connect to these existing utilities. Having them adjacent to the property removes any contingency for service.

If it was a raw land site like Kincora, predicting the delivery of private dry utilities is very difficult, and can have huge cost implications if your use is the initial use on the site. For example, power requires extending large bulk feeders, which is capital intensive and must be carefully designed and engineered (time consuming). Sewer and water are delivered by the developer, and as such are a little more controllable from a schedule standpoint. The private utilities work on their own schedule when it comes to raw sites, especially when the request is for a relatively small load.

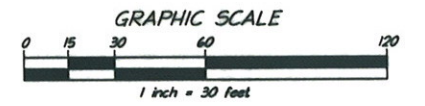
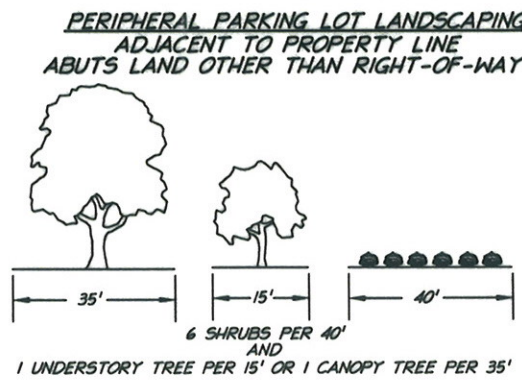
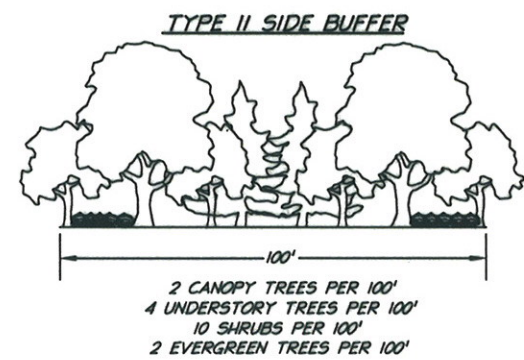
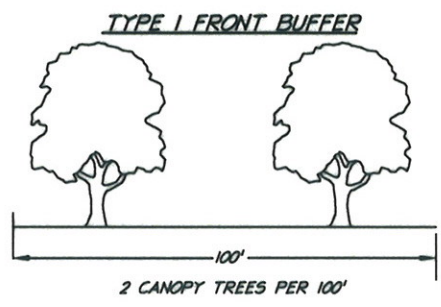




No.	DESCRIPTION	DATE
1.	REVISED BLDG FOOTPRINT AND C&G	11/24/09

**LEGEND**

- EXISTING WOODS LINE
- EXISTING TWO FOOT CONTOUR
- EXISTING TEN FOOT CONTOUR
- EXISTING STREAM
- 100 YEAR FLOOD PLAIN LIMITS
- RIGHT OF WAY
- EXISTING FENCE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED WATER LINE
- EXISTING WATER LINE
- WATER METER
- EXISTING UTILITY LINE
- VERCO MARKER
- AT & T MARKER
- CG-6
- CG-6R
- 10' TRANSITION
- EXISTING DOOR LOCATION
- EXISTING ASPHALT PAVEMENT
- PROPOSED EASEMENT
- CANOPY TREE
- UNDERSTORY TREE
- EVERGREEN
- SHRUBS
- EXISTING SAN. ESMT.
- EXISTING WATER LINE
- APPROXIMATE LOCATION OF EXISTING TELEPHONE LINE
- APPROXIMATE LOCATION OF EXISTING POWER LINE
- APPROXIMATE LOCATION OF EXISTING GAS LINE



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT LOUDOUN COUNTY, VA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

**christopher consultants**  
engineering · surveying · land planning  
christopher consultants, inc.  
20110 ashbrook (suite 160) ashburn, virginia 20147  
571.209.5950 · fax 571.209.5951

**EXISTING UTILITY EXHIBIT**

**DULLES FIRE AND RESCUE STATION LAYOUT EXHIBIT**  
POTOMAC ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA

PROJECT No. 050245.00  
SCALE: 1"=30'  
DATE: FEB. 2009  
DESIGN: GST  
DRAWN: GST  
CHECKED: PNT  
SHEET No. 1 OF 1



## Tab 6

6. Information relating to the current plans for development of facilities to be used by a public entity that are similar to the qualifying project being proposed by the private entity, if any of each affected jurisdiction.

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As noted in Tab 3, HGA has been the Architect for the two most recent Stations that Loudoun County has contracted (Station 22 and 23). In addition, our General Contractor – Patriot Contracting, LLC – has bid the last two stations, finishing in the final 3 on both bids (see attached project summaries).

Our project team is proposing a facility that is not only similar to facilities used by Loudoun County, but is an improved version of that facility based on feedback from Fire and Rescue personnel. Additionally, our Architect owns the design, so we are capable of using these plans and revising them to meet the latest County preferences.

While our Contractor has not had the privilege of building the other Stations, bidding the work requires a detailed analysis of the facility, and an understanding of the systems. We note that Turner Construction – the contractor for the Kincora proposal – did not respond to the Moorefield Fire Station bid. While they are a substantial contractor, this confirms our assessment that building Fire Stations is not in their business plan. Patriot Contracting is very focused on such facilities.



# Moorefield Public Safety Center

Ashburn, Virginia

The new Moorefield Public Safety Center will be located in the Moorefield planned community, on the south side of the Dulles Greenway, approximately 500 feet east of the Ashburn Interchange. The site is bounded by the Dulles Greenway to the North, the old Ryan Road right-of-way to the West and future high density commercial development in Moorefield to the South and East.

The proposed site is approximately 3.6 acres which was proffered to the County as part of the Moorefield development. The site is flat and wooded.

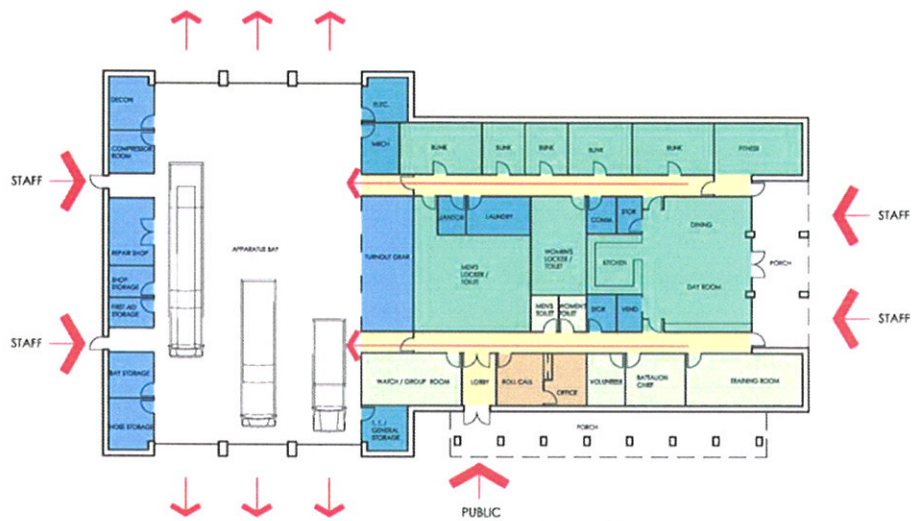
The developers of Moorefield will provide sanitary sewer and water to the site, and will provide quantity storm water retention for the site.

The Safety Center will be approximately 12,000 SF and will primarily house the fire station, with a small office area for the Loudoun County Sheriff's Office.

Construction Cost: \$3,500,000

SF: 12,000

Contact: Howard Dawley, Loudoun County Fire and Rescue  
16600 Courage Court  
Leesburg, Virginia 20176  
(703) 777-0434



Floor Plan

## Lansdowne Public Safety Center

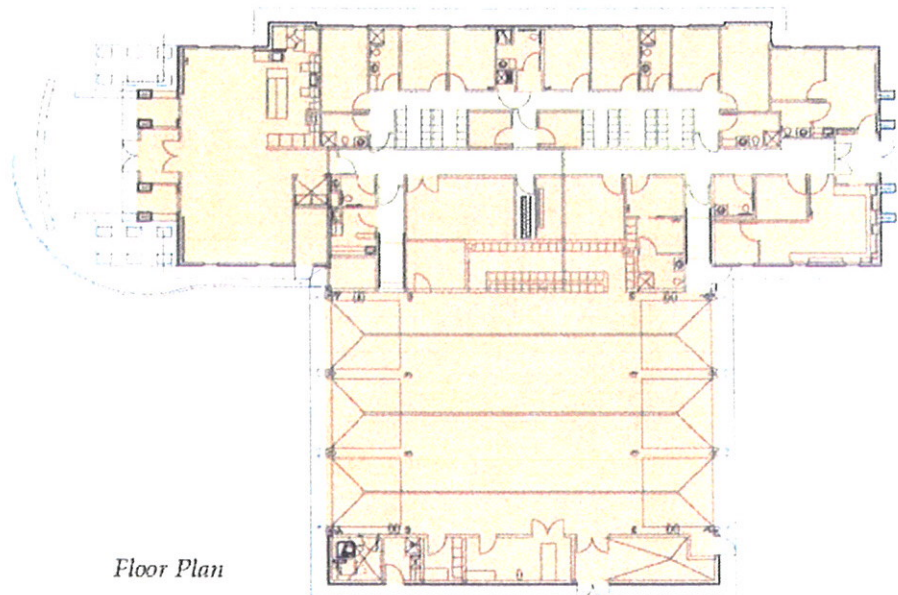
Lansdowne, Virginia

The Safety Center is designed to provide a dignified civic appearance, keeping with the residential, office and retail centers of Lansdowne. The intersecting roofs and the masonry and siding exterior will provide an attractive civil structure in the neighborhood.

The fire station will house personnel and equipment that will respond to fire and other emergencies in the Lansdowne/Ashburn area. Of primary importance in the design of the fire station is providing a minimum response time for fire station personnel. The fire station will allow for prompt and safe response, by locating station areas in an efficient organization for response, and by providing clear and safe circulation routes for response.

Beyond the functional aspects of the station, it is important that the station provide a comfortable, home-like atmosphere for the emergency personnel. The station design will allow for privacy in semi-private sleeping and bathroom facilities. The station will contain comfortable living, dining and recreation areas for station personnel use.

Interior materials will be selected to provide a comfortable home-like environment, but also to minimize maintenance and replacement costs. Materials will be selected that stand up to the strenuous 24-hour use of fire stations.



*Floor Plan*

**HughesGroup Architects**



## Tab 7

7. A statement and strategy setting out the plans for securing all necessary property and/or easements.

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Our site is **FINISHED** with all public and private utilities in place and easements secured. Accordingly, we do not need any property or easements. Our site is **READY TO GO.**

The delivery of our site **WILL NOT** be impacted by raw land delivery issues, such as:

- Subdivision Approval
- Road Design and VDOT approval
- Floodplain Alterations
- Wetland Permits and Archeology Studies
- Stormwater management design and construction
- Traffic signal design/construction
- Major water and sewer line design and construction (system mains)
- Private utility design and delivery of bulk feeder systems
- Financing and Bonding of all public improvements

All of these activities require easements and add to the time of delivery. Taking on these activities on a raw land site for only the fire station use would not make sense in any financial model. Delivery of this site on raw land would only make sense if there is a much bigger use being delivered ahead of time.

## Tab 8

8. A detailed listing of all firms, along with their relevant experience and abilities, that will provide specific design, construction and completion guarantees and warranties, and a brief description of such guarantees and warranties along with a record of any prior defaults for performance.

This proposal is being submitted as a partnership venture by six Loudoun based businesses. The team members are strong, local businesses with a successful project history in Loudoun County. The management approach to this project will be coordinated by the Development Lead, Keane Enterprises. Brian J. Cullen is the president of Keane Enterprises and he will be the main point of contact working with the County. When the project advances to the comprehensive agreement phase, the Team will be organized under the Commonwealth of Virginia as a dedicated, single purpose business entity for this project.

The Team members are listed below, more details on the firms and principals follow.

Firm	Role	Licensing Information
Keane Enterprises, Inc.	Development Lead	SCC: 0608524-5 Loudoun Business License: 20040766
Hughes Group Architects	Architectural Design	SCC: 0197557-2 Loudoun Business License: B800747
Patriot Contracting	General Contractor	SCC: S-074067-2 Loudoun Business License: B809512
christopher consultants ltd	Civil Engineer	SCC: 0234132-9 Loudoun Business License: B804586
Patriot Development Corporation	Site Work	SCC: 0595251-0 VA Contractors License: 2705076537A Loudoun Business License: B807875
Gorove Slade Associates, Inc.	Transportation Consultant	SCC: F100221-3 VA Business License: 0407 005128





## **Firm Background**

Keane Enterprises is a full service real estate development company with numerous single purpose entities operating the Northern Virginia and metropolitan Washington DC area. We adhere to the highest professional and ethical standards ensuring success for our projects, investors, clients, employees and community.

Our expertise covers a variety of projects throughout Northern Virginia including a representation in Loudoun County. Over the past twenty years Keane has been involved in dozens of projects spanning virtually all real estate types including residential, office, light industrial, hotel, golf, and retail. Keane's deepest knowledge base is in Loudoun County, where the company is vertically integrated in all aspects of real estate development including planning, entitlement, construction and sales. The principals of Keane have a combined 35 years of land development experience in Loudoun.

Keane also offers a comprehensive service package composed of development management, consulting, construction management, and brokerage services. Through our diverse skill set, intimate knowledge of local market conditions, and commitment to responsible development practices, Keane maximizes property value and delivers superior projects within communities.

Keane Enterprises, Inc. has been operating in Loudoun County for over ten years with a current staff of eight employees.

# HughesGroup Architects

## Firm Background

Hughes Group Architects has designed and managed over 700 million dollars of construction volume for a broad range of collegiate clients, in the highly specialized field of collegiate recreation facilities. Since our founding in 1977, Hughes Group Architects has secured a national reputation for the reliability and responsiveness needed for on-time, in budget project completions. Our projects have been consistently distinguished, receiving design awards from the American Institute of Architects and other professional, civic, and industry organizations at local, state, and national levels.

We are specialists in the design of Emergency Service Facilities and continually expand our knowledge of these facilities. We are committed to both continuing education and outside coursework, including pursuit of appropriate certifications that enable us to deliver leading edge facilities. We also tour facilities around the nation to gain first hand knowledge of successful programmatic and technical features for incorporation in our designs. Our staff includes managers who independently evaluate the latest features and systems for value and reliability. This independent analysis and field implementation control insures efficient and effective operations for our clients.

Each of our facilities is different, as each community has different needs. From each project we learn something new and improve our delivery of services and design features. We do this best by listening to our clients, including the owners, the operators and the users of our facilities. In fact, several of our project architects have slept in the fire stations we've designed to see firsthand what works and what doesn't. We bring to you not only our expertise, but a willingness to focus on your projects unique attributes in order to make your facility an outstanding one that will serve you well for many years to come.

We have a demonstrated talent for conveying image through design. We believe that high quality design does not necessarily require great expense. As a way of helping our clients achieve the image they desire within the budget they must meet, we have become exceptionally resourceful in finding creative uses for standard finishes and material, while selectively choosing finer materials for areas of key importance. We will focus on setting clear design objectives and will organize an efficient course of action for achieving those objectives. Hughes Group Architects is an award winning design firm with a successful history of producing environmentally sensitive design solutions in historic areas and successfully securing design approvals from architectural review authorities and neighborhood groups.

HGA has been in business for over thirty years and employs twenty-two staff in Loudoun.





## **Firm Background**

Founded in 2002, Patriot Contracting provides a variety of construction services to meet the needs of our clients. Committed to excellence in every aspect of what we build, we also excel at another kind of building: the relationships we create with our clients, architects, subcontractors, and suppliers.

The results speak for themselves: since opening our doors, we've continued to grow by attracting the best clients and people. The knowledge, talent, and dedication of our people are keys to our success in our challenging, fast-paced environment.

Our projects include commercial buildings for the public and private sectors, schools, salons, medical offices, and interior build-outs. We offer a wide range of solutions to accommodate our clients' needs.

Our office is located in Ashburn, VA (Loudoun County) and all employees operate out of this office. We have been in business for eight years and currently have a staff of 17 that includes the executive staff, project managers, superintendents, carpenters, and laborers.



## **Firm Background**

christopher consultants, ltd. was founded in 1982 and is a full service civil engineering, land planning, surveying, landscape architecture, and environmental design firm. The firm is organized as a corporation in the Commonwealth of Virginia with a President, Christopher W. Brown; an Executive Vice-President, Bill Goldsmith; Regional Vice Presidents, Louis Canonico and William Zink; and Directors of Design and Surveys in each production office. The firm is also designated as a Small Business Enterprise in the Commonwealth of Virginia. The firm is organized into six offices consisting of a Corporate Office, which provides all the necessary administrative support to the production offices. The six production offices are located in Ashburn, Fairfax, Manassas, and Fredericksburg, Virginia, and Columbia, Maryland. ccl provides the above referenced services to land development projects throughout the Metropolitan DC area.

ccl has been in existence for 27 years. The Loudoun Office, which employs 25 individuals, has been located in the Sterling/Ashburn area for 24 years. Throughout the history of the Loudoun Office, ccl has provided engineering and surveying services on many of the premier land development projects in Loudoun County. These have included Steeplechase, Countryside, Cascades, Loudoun Tech Center, South Riding, Lansdowne, Potomac Farms and Eastgate developments. Through its involvement in such organizations as the Engineers & Surveyors Institute, the Northern Virginia Building Industry Association, and NAIOP, ccl has been involved in numerous committees, which have reviewed and supported the County and VDOT's review and updating of their various design standards effecting not only roadway design but such issues as storm drainage and Storm Water Management / Best Management Practices. Through the involvements with these professional organizations, as well as through the application of the appropriate design standards in its day-to-day delivery of services, ccl is intimately familiar with federal, state, and local regulations. Since our Loudoun Office works primarily in Loudoun County, we are extremely familiar with County personnel, ordinances, standards, and the plan review and approval process.

ccl works with municipal clients throughout the region. The Loudoun Office is the civil engineer of record for the Town of Lovettsville in northern Loudoun County and the firm holds term contracts with George Mason University and Fauquier County. In addition, we have worked or are still working with the Prince William County Park Authority, Arlington County, Virginia WMATA, and NVRPA.





## **Firm Background**

Patriot Development Corporation, (PDC), is a site-work and utility contractor, conducting business in Northern Virginia since April of 2003. PDC holds a Virginia Class A Contractor's License, a Master Plumbers License, certification in Virginia Soil and Water Conservation, and VDOT Erosion Sediment Control. PDC also holds a business license in a number of jurisdictions around Northern Virginia, including: Fairfax County, Loudoun County, and Prince William County.

PDC currently employs 67 skilled, highly trained, qualified construction professionals all working in the Northern Virginia area. This includes three estimators/project managers and two accountants located at the firm's office in Sterling, Virginia.



GOROVE/SLADE ASSOCIATES, INC.  
*Transportation Traffic and Parking*

## **Firm Background**

Established in 1979, Gorove/Slade Associates, Inc. provides professional engineering and planning consulting services addressing traffic, transportation, and parking matters. Our strategic planning, research and technical services cover a variety of transportation topics including transportation systems, pedestrian and bicycle networks, master planning, major thoroughfare and roadway planning, traffic signal systems, and parking facilities.

Our clients include owners, public agencies, universities, operating divisions of large organizations, as well as engineering and architectural firms. In all its work, the firm is committed to providing client service of the highest quality and prides itself on its comprehensive and innovative approach to meeting client needs.

We are knowledgeable on the functionality of streets that serve pedestrians, bicyclists, transit, and motor vehicle traffic and are conducive to our clients' objectives for creative and efficient places. We identify opportunities to enhance the environmental aspects of client's plans by making good, safe and attractive linkages to all travel modes, reducing the need and cost of parking, and identifying programs that encourage people to walk, bike, and use alternatives to the private automobile.

Gorove/Slade's professional staff of Professional Engineers (P.E.) and American Institute of Certified Planners (AICP) stays current in national trends and contribute to the broader transportation planning and engineering professions. Active participation in associations including the Society for College and University Planning, the Institute of Transportation Engineers, the Urban Land Institute, and the American Planning Association ensures that we comprehend national best practices and apply them to our projects.

The firm operates out of two primary offices, one in the District of Columbia and the other in northern Virginia adjacent to Dulles Airport, plus two smaller offices in Pittsburgh, PA and Chicago, IL. We are registered as a Small, Local Business Enterprise by the District of Columbia and a Small Business in the Commonwealth of Virginia.

The entire staff brings their collective experience to bear through a team selected specifically for each project. Every project is assigned a Principal-in-Charge, a Project Manager, and technical and administrative support as needed – a pledge that each project team is both full-service and cost effective. Working together in project teams allows Gorove/Slade to provide responsive, comprehensive, professional service tailored specifically to the demands of each project.





*Brian J. Cullen, President*

Brian Cullen is the founder of Keane Enterprises, Inc., a full service real estate firm specializing in land development and advisory services in the metropolitan Washington DC area. Mr. Cullen has been involved in the Washington, D.C. real estate business for over 20 years and was instrumental in the development of major commercial projects including Oaklawn in Leesburg, Ashburn Crossroads, Beaumeade, Dulles 28 Center, Kettler Capitals IcePlex, North Point Village Center, as well as many private projects throughout Arlington, Fairfax, and Loudoun. Mr. Cullen has also been involved in rezoning and development of multiple residential projects in Northern Virginia.

Mr. Cullen is a full member of Urban Land Institute, the premier international real estate organization and currently serves as the Washington District Council Chairman from 2007 through 2009. On a national ULI level, Mr. Cullen has been active on the Small Scale Development Council for over 10 years. He is a member Emeritus of the Loudoun County Economic Development Commission (EDC) and past chairman of the EDC Transportation and Infrastructure Committee. Currently, Mr. Cullen serves as Chairman of the Dulles Town Center Community Development Authority (CDA), the first such authority in Virginia to issue bonds for the purpose of furthering economic development. Mr. Cullen is a past president of the Northern Virginia Building Industry Association, Loudoun chapter, was a member of the original Route 28 Tax District Advisory Board and has served on numerous County appointed committees. Charitable endeavors have included the Make-a-Wish Foundation, American Cancer Society, Gonzaga College High School, and Loudoun Business-School Partnership.

Prior to forming Keane Enterprises, Mr. Cullen held executive positions at Carl M. Freeman Associates and Lerner Enterprises. Mr. Cullen holds a B.S. in Construction Management from Colorado State University.

*Andrew A. Shuckra, Vice President*

Mr. Shuckra has management responsibility for Keane operations, consulting services, financing, and project management. He has over 12 years of real estate development experience in the Washington DC market and has been involved in large mixed use projects such as Broadlands in Loudoun County and Reston Town Center in Fairfax County.

Mr. Shuckra is a member of Urban Land Institute. Prior to joining Keane, Mr. Shuckra served as financial manager for Terrabrook where he was responsible for acquisition and disposition underwriting, financing procurement, and business planning for all regional assets. Previously, Mr. Shuckra was a consultant with Ernst & Young's Real Estate Group.

Mr. Shuckra holds a BA in Economics and Architectural Studies from Brown University.

## **HughesGroup Architects**

### ***Wayne L. Hughes, AIA, Principal***

Wayne L. Hughes AIA will be the Principal-in-Charge of the proposed project. His experience, leadership and motivational skills continue to be the foundation of the firm's growth and achievement. He will be an active member of the project team and will maintain periodic contact with the owner to insure that overall project objectives are being achieved and that the firm's services are meeting or exceeding expectations. He will meet with the Project Manager and the Project Architect on a weekly basis to monitor compliance with project objectives. He will also attend periodic meetings during the design and construction phases.

### **Professional Experience**

Wayne L. Hughes AIA, has been a registered Architect for 33 years and is the founding principal of Hughes Group Architects. He has designed and managed a full spectrum of project types with specific experience on public safety facilities.

### **Education**

B. Architecture, University of Oklahoma, 1971

### **Professional Registration**

Registered Architect, Virginia, 1976

Registered in 30 States

### **Professional and Community Affiliations**

- Member, Northern Virginia Chapter, American Institute of Architects
- Recipient of LCPS Volunteer Award 2000
- Founder of ARCHES, Architects in Elementary Schools
- Board Member, Northern Virginia Chapter, American Institute of Architects
- Board Member, Virginia Society, American Institute of Architects
- Board Member, Oatlands Plantation, Chairman Master Plan Committee
- Board member, Hill School, Chairman Stewardship Committee
- NCARB Certified



## **HughesGroup Architects**

### ***Amado Fernandez, AIA, Principal***

Amado Fernandez, AIA will be the Project Manager for the proposed facility. He has excellent communications and leadership skills and will be the primary HGA contact with the Owner. He will report directly to the Principal-in-Charge and will manage every aspect of the Design, Production and Construction Administration of the proposed project. He will be the Contract Administrator for the Owner Contract as well as the Contracts for all of the firm's Consulting Engineers and Consultants. He will direct the allocation and scheduling of human and technical resources to accomplish the project objectives. Amado will insure budget and schedule compliance by continually monitoring progress and will be in charge of the firm's Quality assurance procedures.

### **Professional Experience**

Mr. Fernandez has had primary management responsibility for a number of significant projects. Mr. Fernandez brings his project management and technical expertise to Hughes Group Architects as a Principal. Mr. Fernandez's working experience has included every phase of project development from design through construction documents and construction administration.

### **Education**

The Cooper Union / BA / Architecture / 1974

### **Professional Registration**

1980 / Texas / Architecture

1987 / Virginia / Architecture

1991 / New York / Architecture

2007 / South Carolina / Architecture

### **Professional and Community Affiliations**

- Member, Northern Virginia Chapter, American Institute of Architects
- Founder of ARCHES, Architects in Elementary Schools
- Board Member, Northern Virginia Chapter, American Institute of Architects
- Board Member, Virginia Society, American Institute of Architects
- NCARB Certified

## **HughesGroup Architects**

### ***Christopher Smith, AIA, Project Manager***

Mr. Smith has had primary management responsibility for a number of significant projects. Mr. Smith brings his project management and technical expertise to Hughes Group Architects as a Principal. He will oversee all management and technical activities of the proposed project from staffing, consultant selection and coordination, to building systems review and specifications. He also oversees all phases of construction from contractor selection and construction cost analysis to shop drawing review and site visitations. As the Project Manager, he will be in charge of management and technical operations, directly supervising our Architectural team. He will ensure budget and schedule compliance by continually monitoring progress, and by coordinating the work of all consulting engineers. At each stage of progress, Mr. Smith will utilize our Quality Control Checklist to maximize coordination efforts.

### **Professional Experience**

Mr. Smith's working experience has included every phase of project development from design through construction documents and construction administration.

### **Education**

BA/Architecture/University of Maryland/1977

### **Professional Registration**

Registered in VA and MD

### **Professional and Community Affiliations**

- Member, Northern Virginia Chapter, American Institute of Architects
- NCARB Certified



## **HughesGroup Architects**

### *Eliel Alfon, AIA, Project Designer*

Eliel Alfon, AIA will be the Project Designer for the proposed project. Mr. Alfon is a Principal of the firm and directs all of the firm design efforts. His unique combination of artistic talent and technical knowledge embody the firm's philosophy of successfully balancing Cost, Energy and Design objectives which are common to all of our projects. He will be the primary designer for the proposed project and will supervise our design staff and interior design staff.

### **Professional Experience**

Eliel Alfon, AIA has been a registered Architect for 20 years and has been with HGA for the last fifteen years. He has been a Principal of the firm for 10 years. Mr. Alfon directs all of the firm's Architectural and Interior Design efforts. Mr. Alfon's experience includes an array of project types with specific experience on the many public safety facilities.

### **Education**

BS Architecture, University of Southern Philippines, 1980

M. Architecture, University of Nebraska, 1984

### **Professional Registration**

Registered Architect, Virginia and Washington DC

### **Professional and Community Affiliations**

- Member, Northern Virginia Chapter, American Institute of Architects
- Recipient of LCPS Volunteer Award 2007
- ARCHES Volunteer
- NCARB Certified



*Patrick Quinn, President*

With more than 20 years of experience in construction, Patrick Quinn oversees day-to-day field operations to ensure quality and timeliness of all Patriot Contracting's projects. Patrick has worked with clients in the Metropolitan Washington Area since 1995, serving as superintendent, chief estimator, and project manager on a variety of projects ranging from small assignments to projects in excess of \$300 million. With a B.S. in Construction Management from the University of Nebraska, Patrick is skilled in planning and overseeing even the most complex construction projects.

*Jeff McGee, Vice President*

Jeff McGee has an extensive range of project experience from small, interior work to large multi-million dollar buildings. Responsible for production, scheduling, material delivery, safety and quality, Jeff also oversees most of Patriot's business development, marketing and client/subcontractor relations efforts. Jeff earned a B.S. in Construction Management from Virginia Tech, and is an active member of various building associations and committees, including NAIOP-Northern VA, ABC-VA, Committee for Dulles, and AIA Northern VA.





*Louis R. Canonico, P.E., Principal – Quality Control/Assurance*

Mr. Canonico is responsible for all of the activities of the Loudoun office including civil engineering design, CAD drafting and surveying operations on land development and public works projects. He has been involved in some of the major land development projects in Loudoun County, including Lansdowne, developed by Xerox Realty Corporation; Cascades, developed by Chevy Chase Savings Bank; and South Riding, then being developed by Trafalgar House Properties. He was also Principal in Charge of project teams on such projects as Leisure World of VA @ Lansdowne, senior citizens housing complex, the Nokes Building at Dulles Town Center for the Lerner Corporation, and Lakeside @ Loudoun Tech. Center for the Buchanan Companies. Mr. Canonico will oversee the quality control and quality assurance aspects of the project.

*Christopher D. Glassmoyer, P.E., Director of Design*

Mr. Glassmoyer has been active in land development since 1989. He is currently the Director of Design with a staff of 11 engineers, planners and CAD designers for christopher consultants' Loudoun Office. Mr. Glassmoyer has worked as Project Engineer and/or Project Manager on commercial and residential land development projects throughout Virginia as well as in Maryland, Pennsylvania, New Jersey, Delaware, North Carolina and South Carolina. Mr. Glassmoyer will serve as Project Manager for this project.

*Paul Tiffin, P.E., Senior Project Manager*

Mr. Tiffin has been active in land development civil engineering in Northern Virginia since 1982. He is currently a Senior Project Manager with a staff of engineers and CAD technicians. He has worked on numerous projects in Loudoun County, including the Steeplechase development, Potomac Farms Business Park, Lansdowne and the Commonwealth Center. Mr. Tiffin will serve as Project Engineer for this project.

*Kevin B. Fennell, L.S., Director of Surveys*

Mr. Fennell has been active in land surveying in northern Virginia since 1987. As director of surveys for the Loudoun office, he manages all phases of land surveying in the Loudoun Office. He supervises a field staff utilizing state of the art GPS equipment and fully robotic total stations to establish horizontal and vertical survey control, perform boundary surveys, construction stake-out, and collect topographic and planimetric data. Under his direct supervision the office survey staff researches land records, prepares dedication and easement plats, subdivision plats, ALTA surveys and compiles field shot data to produce digital terrain models and topographic base maps for design. Mr. Fennell will direct all survey activity for this project.



*Donald Gillis, President*

Donald Gillis is the President and owner of PDC with over seventeen years of sitework and utility construction experience. Mr. Gillis is responsible for the executive oversight of all business operations, including Accounting, Engineering, and Project Management.

*Timothy Baxter, General Superintendent*

Timothy Baxter is the General Superintendent of PDC with over thirty years of sitework and utility construction experience. Mr. Baxter is responsible for the executive oversight of all field operations.





GOROVE/SLADE ASSOCIATES, INC.  
*Transportation Traffic and Parking*

***Christopher Tacinelli, P.E., President and Principal***

Mr. Tacinelli is the President of Gorove/Slade Associates, Inc. and a Principal in charge of the firm's Virginia-based professional practice. In this capacity he is responsible for managing all of the day-to-day operations related to practice management, financial operations, marketing and human resources. Mr. Tacinelli provides consulting services and oversees a number of projects in the D.C. Metropolitan area with a focus on projects in Virginia and West Virginia. He has performed a variety of work in the disciplines of both traffic engineering and transportation planning where he has provided consulting services including expert testimony. He has been published in trade magazines and has been a speaker at annual trade conferences.

**Professional Registration and Certification**

Professional Engineer: Virginia #034182, West Virginia #16140, Maryland #30964

**Education**

Bachelor of Science, Civil Engineering  
Syracuse University, Syracuse, New York

**Professional Associations**

Institute of Transportation Engineers (ITE), Lambda Alpha International (LAI) Honorary Land Economics Society, National Association of Industrial and Office Properties (NAIOP), Northern Virginia Building Industry Association (NVBIA), International Council of Shopping Centers (ICSC)

**Publications**

"Evaluating SUV's Impact on Parking Operations," Parking Today, May 2001

"Bartering can drive projects through road requirements", Washington Business Journal, September 14, 2001, co-authored with Louis Slade  
Speaker, "Parking and Maneuverability of Today's Vehicles." ITE Annual International Convention, Nashville, Tennessee, August 2000

"The Size of Vehicles Today, Parking and Maneuverability" ITE Annual Meeting Compendium of Technical Papers, Nashville, Tennessee 2000

Describe past safety performance and safety capabilities:

Comprehensive safety programs are in place by the team's General Contractor and Site Work members. Following is a description of both.

**Patriot Contracting:** It is our belief that our people and our workers are our most important asset and that the preservation of safety and health must remain a constant consideration in every phase of our business. It is our intent to provide a work environment as free of hazards as possible.

To this end, every reasonable effort shall be made in the interest of accident prevention to provide for safe and healthy working conditions and to eliminate hazards that can cause injury to workers or damage to property and equipment.

The basic objective of our safety program is to ensure the unity of purpose and action required for the effective control of accidents. When properly organized and supported the program is the key to fewer accidents and lower insurance costs.

With the advent of the OSHA Federal Safety and Health Act in 1972, it is more important than ever before for the insured, insurance agency, and insurer to work in close collaboration to maintain a planned safety program, which is both practical and effective.

All employees are responsible for working safely and productively, and must always remain aware of hazards and follow recognized safe work practices, including the use of personal protective equipment. Accident prevention is a must and all employees and contractors shall be accountable for safe operation on the projects.

Our safety program has management's highest priority, support, and participation. Our policy is to develop and maintain an effective program for safe production. Planning for accident prevention is incorporated in all phases of our work.

Past Performance Record: to date, we have had no lost time accidents due to injuries that have resulted from our work on a project.

Patriot Contracting, LLC Safety Capabilities include:

- Full safety program
- All superintendents are OSHA and First Aid certified
- Monthly jobsite inspections by independent safety consultant
- 24 hour on-call safety consultant in case of accident or emergency on site

**Patriot Development:** a safety program is in place and supervised by First Line Safety Management. First Line's duties include: conduct training classes for personnel, emergency response, and regular jobsite inspections. Each Patriot Development crew contains at least one employee trained in the following:

- OSHA Training, 10-Hour



- Sub Part P Excavation and Trench Safety
- Confined Space Training
- CPR and First Aid
- VDOT Flagmen Certification

## Tab 9

9. A total life-cycle cost, including maintenance, specifying methodology and assumptions of the project or projects including major building systems (e.g. electrical, mechanical, etc.), and the proposed project start date. Include anticipated commitment of all parties; equity, debt, and other financing mechanisms; and a schedule of project revenues and project costs. The life-cycle cost analysis should include, but not be limited to, a detailed analysis of the projected return, rate of return, or both, expected useful life of facility and estimated annual operating expenses using County adopted service levels and standards.

---

The response to this request is contained in a separate binder, entitled Confidential Financial Section.



## Tab 10

10. A detailed discussion of assumptions about user fees or rates, lease payments and other service payments, and the methodology and circumstances for changes, and usage of the projects over the useful life of the projects.

---

Our approach is to deliver a turn key building to the County. It will be County owned and operated, and as such, the County will control user rates and service payments (if any) for the usage of the project.

## Tab 11

11. Identification of any known government support or opposition, or public support or opposition for the project. Government or public support should be demonstrated through resolution of official bodies, minutes of meetings, letters, or other official communications.

---

Attached are the following letters of support from neighbors of our site:

- Koons Automotive – Jim O'Connell
- Dulles SportsPlex – Barry Gudelsky
- Buchanan Partners – Steve Hubert

We have received many comments of support for our location, including prominent neighboring business owners such as the Dulles SportsPlex (which depends heavily on Fire and Rescue services).

This site clearly responds to life and the improved property in one of the most developed areas of Loudoun County.

The only known resistance to our site is from the Volunteers. We reviewed emails by and between the Volunteers under a FOIA request and we were unable to discern why there seems to be a clear bias for the Kincora site.

The only issue apparently favoring the Kincora site is the response time to the Nokes bridge over Route 28. We feel this is an arbitrary location that they easily win (although only by 27 seconds).

We have researched the Fire and Rescue Service Plan and Strategic Plan and our site meets the objectives outlined in those documents for response times in this area. For a station that has been 6 years in the waiting, we don't believe a 27 second deficit to location with no building improvements (Nokes bridge) should not be a reason to favor the Kincora site.

To us, the uncertainties surrounding the delivery of the Kincora site (not even including the rezoning) would eliminate it immediately since this Station was deemed necessary 6+ years ago. Everyone involved acknowledges this Station is needed as soon as possible. We believe the infrastructure alone would put Kincora at least 12-18 months behind us, and that assumes financing for a large land development project is available today (which it is not).

We have heard that one of the reasons the Kincora site is favored is its perceived prominent location on Route 28. Our assessment of their site plan vs. the grade of Route 28 shows the building will be 35 feet below the through lanes. It will be tucked against the interchange ramp and given the grade difference, will be difficult to see for soundbound traffic on Route 28. It will be completely obstructed for northbound traffic.



# Jim Koons Automotive Companies

**Koons Tysons**

Toyota/Scion  
8610 Leesburg Pike  
Vienna VA 22182  
703-790-5920

**Koons Arlington**

Toyota/Scion  
4045 Lee Hwy.  
Arlington VA 22207  
703-522-6000

**Koons Easton**

Toyota/Scion  
6730 Ocean Gateway  
Easton MD 21601  
410-522-8200

**Koons Annapolis**

Toyota/Scion  
1107 West St.  
Annapolis MD 21401  
410-268-6480

**Koons Westminster**

Toyota/Scion  
375 Baltimore Blvd.  
Westminster MD 21157  
410-876-6400

**Koons Falls Church Nissan**

1051 E. Broad St.  
Falls Church VA 22044  
703-241-1000

**Koons Lexus of Wilmington**

2100 Pennsylvania Avenue  
Wilmington DE 19805  
302-427-4400

**Koons Baltimore Ford**

6170 Security Blvd.  
Baltimore MD 21244  
410-298-3800

**Koons College Park Ford**

8315 Baltimore Ave.  
College Park MD 20740  
301-474-5100

**Koons Falls Church Ford**

1051 E. Broad St.  
Falls Church VA 22044  
703-241-7200

**Koons Sterling Ford**

46869 Harry Byrd Hwy.  
Sterling VA 20164  
703-430-7700

**Koons White Marsh Chevrolet**

10207 Philadelphia Rd.  
White Marsh MD 21162  
410-531-8000

**Koons Tysons The GM Corner**

Chevrolet/Buick/Pontiac/GMC  
2000 Chain Bridge Rd.  
Vienna VA 22182  
703-356-0400

**Koons Lincoln-Mercury/Volvo**

9610 Reisterstown Rd.  
Owings Mills MD 21117  
410-363-3333

**Koons Baltimore**

Used Car Outlet  
5860 Belair Rd  
Baltimore MD 21206  
410-485-6500

**Koons Hillwood Used Car Outlet**

302 Annandale Rd.  
Falls Church VA 22042  
703-533-3363

**Koons Woodbridge Used Car Outlet**

14208 Jefferson Davis Hwy (Rt 1)  
Woodbridge VA 22191  
703-494-3333

**Koons Tysons Used Car Super Center**

2050 Chain Bridge Rd.  
Vienna VA 22182  
8-345-5930

2000 Chain Bridge Road  
Vienna, VA 22182  
703-448-7000

December 8, 2009

Honorable Scott K. York, Chairman and  
The Loudoun County Board of Supervisors  
1 Harrison Street, SE  
P.O. Box 7000  
Leesburg, VA 20178

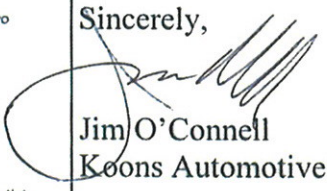
Dear Chairman York and Board Members:

As a property owner at 46869 Harry Byrd Hwy., Sterling, VA and at 21581 Atlantic Blvd., Sterling, VA, I want to express my interest in the PPEA Proposal for a Dulles Route 7/28 Fire Station. As a business owner and member of the community the safety and security of both commercial and residential properties is of great concern to me.

I would like to formally state my support for the Keane Enterprises, Inc. site located at the intersection of Severn Way and Atlantic Boulevard. I have had the opportunity to work with Brian Cullen, President of Keane Enterprises, Inc. on numerous development and consulting projects and can vouch for the professionalism and high quality of work that he and his staff exhibit. Additionally, I know from past experience that the completion of the Fire Station would be met on budget and on time.

Thank you for your consideration in this matter.

Sincerely,

  
Jim O'Connell  
Koons Automotive Group



## STEEPLECHASE SPORTS PLEX

12071 B Tech Road Silver Spring, MD 20904

Phone: 301-622-5272, Fax 301-622-9871



December 14, 2009

Honorable Scott K. York, Chairman and  
The Loudoun County Board of Supervisors  
1 Harrison Street, SE  
P.O. Box 7000  
Leesburg, VA 20178


Dear Chairman York and Board Members:

As property owner and operator of Dulles Sportsplex, 21610 Atlantic Blvd., Sterling, VA 20166, I want to express my interest in the PPEA Proposal for a Dulles Route 7/28 Fire Station. As a business owner and member of the community, the safety and security of both commercial and residential properties is of great concern to me.

I would like to formally state my support for the Keane Enterprises, Inc. site located at the intersection of Severn Way and Atlantic Boulevard. I have had the opportunity to work with Brian Cullen, President of Keane Enterprises, Inc. on numerous development and consulting projects and can vouch for the professionalism and high quality of work that he and his staff exhibit. Additionally, I know from past experience that the completion of the Fire Station would be met on budget and on time.

Thank you for your consideration in this matter.

Sincerely,



Barry Gudelsky





December 8, 2009

Honorable Scott K. York, Chairman and  
The Loudoun County Board of Supervisors  
1 Harrison Street, SE  
P.O. Box 7000  
Leesburg, VA 20178

Dear Chairman York and Board Members:

As a property owner at 1501 Moran Road and at Broad Run Professional Building at 22375 Broderick Dr. I want to express my interest in the PPEA Proposal for a Dulles Route 7/28 Fire Station. As a business owner and member of the community the safety and security of both commercial and residential properties is of great concern to me.

I would like to formally state my support for the Keane Enterprises, Inc. site located at the intersection of Severn Way and Atlantic Boulevard. I have had the opportunity to work with Brian Cullen, President of Keane Enterprises, Inc. on numerous development and consulting projects and can vouch for the professionalism and high quality of work that he and his staff exhibit. Additionally, I know from past experience that the completion of the Fire Station would be met on budget and on time.

Thank you for your consideration in this matter.

Sincerely,



Steve Hubert

## Tab 12

12. Demonstration of consistency with appropriate County and/or affected jurisdiction comprehensive plans (including related environmental, land use and facility standards ordinances, where applicable), infrastructure development plans, transportation plans, the capital improvement plan and capital budget, or indication of the steps required for acceptance into such plans.

---

Our plan proposes no adverse impacts to the County Comprehensive Plan. The proposed fire station will require a SPEX approval in PD-IP under the revised 1993 Zoning Ordinance which the project team will undertake upon award.

In accordance with the County's Revised General Plan policy envisioning the Dulles area as a self-sustaining suburban community with a full complement of public services, the location of a Fire and Rescue station in this location is a planned investment in support of that initiative.



## Tab 13

13. Explanation of how the proposed project would impact the County's or affected jurisdiction's development plans.

---

The County's "Development Plans" for the Fire and Rescue facilities are in the Capital Improvements Plan and the Fire and Rescue Service Plan.

Funds for this project were approved by Voter Referendum in November 2002 and included in the 2003 CIP. Construction and delivery of the Dulles Route 7/28 Fire and Rescue Station is a positive response to Loudoun County Voters and will complete the directive of that referendum.

## **Tab 14**

14. Description of an ongoing performance evaluation system or database to track key performance criteria, including but not limited to, schedule, cash management, quality, worker safety, change orders, and legal compliance.

---

### **Scheduling**

Patriot Contracting utilizes the Primavera SureTrak critical path method scheduling software for all construction projects. The schedule is created based on the standard construction logic. SureTrak can be cost loaded to provide an accurate description of costs completed to submit with each monthly pay requisition as well. The SureTrak schedules are updated on a weekly basis for in-house schedule maintenance and are also updated for each owner/architect progress meeting for an up-to-date picture of the project as a whole.

### **Quality Control**

Patriot Contracting follows its Quality Control plan on each project to ensure that the specifications for the project are met and that the quality of the work put in place meets the Patriot standards and exceeds the end users requirements. Patriot designates a Quality Control leader to facilitate this process. We hold a pre-installation conference with each new trade prior to their work taking place on site. We thoroughly review the specifications, approved submittals, and site conditions to avoid any conflicts before they arise. This process also helps to avoid potential cost increases because any issues are resolved prior to work being put in place that runs the risk of having to be re-done or revised. The Quality Control leader works hand-in-hand with the full-time on site superintendent to keep a running punchlist of any items that need to be corrected so that they are resolved with the subcontractors in a timely manner and do not linger on or affect the progress of the project.

### **Safety**

Patriot Contracting has a Safety Manual that is used on every project. This manual features descriptions of the safety precautions that are required for different work activities on site, tips to avoid common safety issues, and procedures for dealing with any issues that may arise. The on site Superintendent requires all subcontractors on site to have a weekly safety meeting to review common safety concerns and specific job-site concerns at any given time. We also require each subcontractor to furnish their own safety procedures manuals and MSDS sheets for all material on site. Patriot Contracting employs a third party safety firm to perform unannounced safety review inspections at jobsites each month to walk the project with the superintendent and review any potential violations or specific concerns. We also receive statistical data of any issues found on the jobsites so that we can focus our safety education on any areas of concern. To date Patriot Contracting has had zero lost work safety violations.

### **Project Management**

Patriot Contracting utilizes Timberline project management and accounting software for all of our daily construction management activities. This software works to create and track items such as: transmittals, submittals, meeting minutes, potential change orders, change orders, requests for information, subcontractor invoicing, owner invoicing and contract information. Timberline has the capability of creating numerous reports that we review in-house on a daily basis and review at each owner/architect progress meeting on site. Timberline can be used to ensure that no information goes unresolved for any long period of time as you can at any time run a search for unresolved PCOs, RFIs, Submittals, etc.



## Tab 15

15. Identification of the executive management and the officers and directors of the firm or firms submitting the proposal. In addition, identification of any known conflicts of interest or other factors that may impact the County's consideration of the proposal, including the identification of any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to The Virginia State and Local Government Conflict of Interest Act, Chapter 31 (2.2-3100 et seq.) of Title 2.2.

---

Our team will form a single purpose entity for this project that will be managed by Keane Enterprises, LLC, which is controlled by Brian J. Cullen.

Below are the key principals for our team.

Team Member	Key Principal
Keane Enterprises, LLC.	Brian J. Cullen
Hughes Group Architects	Amado Fernandez
Patriot Contracting, LLC	Jeff McGee
christopher consultants ltd	Lou Canonico
Patriot Development Corporation	Donald Gillis
Gorove Slade Associates, Inc.	Chris Tacinelli

Disclosure of Legal Claims:

The following section contains Sworn Certification and Mandatory Disclosure statements by all team members in response to various PPEA questions.

- Keane Enterprises, Inc.
- Hughes Group Architects
- Patriot Contracting LLC
- christopher consultants ltd
- Patriot Development Corporation
- Gorove Slade Associates, Inc.



# PPEA Proposal for Fire Station Route 28/Dulles Area

## Sworn Certifications and Mandatory Disclosure

1. Is your firm currently debarred or suspended by any federal, state or local government entity?  
yes\_\_\_ no\_ x\_\_
2. We have reviewed The Virginia State and Local Government Conflict of Interest Act, Chapter 31 of Title 2.2 and confirm that none of the individuals on our team would be obligated to disqualify himself or herself from participation in this project. (or identify such individuals on an attachment to this page)
3. During the past three years, has your firm had any incidences of the following?
  - a) bankruptcy filings yes\_\_\_ no\_ x\_\_
  - b) liquidated damages yes\_\_\_ no\_ x\_\_
  - c) fines, assessments or penalties yes\_\_\_ no\_ x\_\_
  - d) judgments or awards in contract disputes yes\_\_\_ no\_ x\_\_
  - e) contract defaults, contract terminations yes\_\_\_ no\_ x\_\_
  - f) license revocations, suspensions, other disciplinary actions yes\_\_\_ no\_ x\_\_
  - g) prior debarments or suspensions by a government entity yes\_\_\_ no\_ x\_\_
  - h) denials of prequalification, findings of non-responsibility yes\_\_\_ no\_ x\_\_
  - i) safety past performance data, including fatality incidents, Experience Modification Rating, Total Recordable Injury Rate, and Total Lost Workday Incidence Rate (if applicable) yes\_\_\_ no\_ x\_\_
  - j) violations of any federal, state or local criminal law or civil law yes\_\_\_ no\_ x\_\_
  - k) criminal indictments or investigations yes\_\_\_ no\_ x\_\_
  - l) legal claims filed by or against the firm yes\_\_\_ no\_ x\_\_

The undersigned certifies under oath that the information contained herein is complete, true and correct as of the date of this statement.

Firm Name: Kennel Enterprises, Inc.

Date: 2/2/09

Signature: [Signature]

Name of Person Signing/Title: Brian J. Cullen, President

County of Loudoun, Commonwealth of Virginia

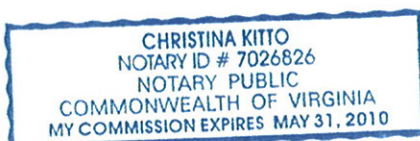
The foregoing instrument was subscribed and sworn before me this 2<sup>nd</sup> day of February 2009 by Brian J. Cullen (name), President (title).

My commission expires:

Notary License number:

Notary Public Signature:

[Signature]



## PPEA Proposal for Fire Station Route 28/Dulles Area

### Sworn Certifications and Mandatory Disclosure

1. Is your firm currently debarred or suspended by any federal, state or local government entity?  
yes \_\_\_ no ☒
2. We have reviewed The Virginia State and Local Government Conflict of Interest Act, Chapter 31 of Title 2.2 and confirm that none of the individuals on our team would be obligated to disqualify himself or herself from participation in this project. (or identify such individuals on an attachment to this page)
3. During the past three years, has your firm had any incidences of the following?
  - a) bankruptcy filings yes \_\_\_ no ☒
  - b) liquidated damages yes \_\_\_ no ☒
  - c) fines, assessments or penalties yes \_\_\_ no ☒
  - d) judgments or awards in contract disputes yes \_\_\_ no ☒
  - e) contract defaults, contract terminations yes \_\_\_ no ☒
  - f) license revocations, suspensions, other disciplinary actions yes \_\_\_ no ☒
  - g) prior debarments or suspensions by a government entity yes \_\_\_ no ☒
  - h) denials of prequalification, findings of non-responsibility yes \_\_\_ no ☒
  - i) safety past performance data, including fatality incidents, Experience Modification Rating, Total Recordable Injury Rate, and Total Lost Workday Incidence Rate (if applicable) yes \_\_\_ no ☒
  - j) violations of any federal, state or local criminal law or civil law yes \_\_\_ no ☒
  - k) criminal indictments or investigations yes \_\_\_ no ☒
  - l) legal claims filed by or against the firm yes \_\_\_ no ☒

The undersigned certifies under oath that the information contained herein is complete, true and correct as of the date of this statement.

Firm Name: Hughes Group Architects Date: 2/9/09

Signature: [Signature]

Name of Person Signing/Title: Amado Fernandez, Vice President

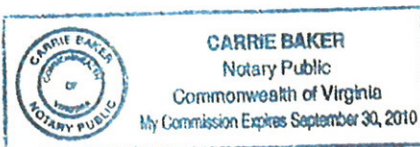
County of Loudoun, Commonwealth of Virginia

The foregoing instrument was subscribed and sworn before me this 9 day of February 2009 by Amado Fernandez (name), Vice President (title).

My commission expires: Sept. 30, 2010

Notary License number: #7070859

Notary Public Signature: [Signature]





# PPEA Proposal for Fire Station Route 28/Dulles Area

## Sworn Certifications and Mandatory Disclosure

1. Is your firm currently debarred or suspended by any federal, state or local government entity?  
yes \_\_\_ no X
2. We have reviewed The Virginia State and Local Government Conflict of Interest Act, Chapter 31 of Title 2.2 and confirm that none of the individuals on our team would be obligated to disqualify himself or herself from participation in this project. (or identify such individuals on an attachment to this page)
3. During the past three years, has your firm had any incidences of the following?
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  - c) fines, assessments or penalties yes \_\_\_ no X
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  - j) violations of any federal, state or local criminal law or civil law yes \_\_\_ no X
  - k) criminal indictments or investigations yes \_\_\_ no X
  - l) legal claims filed by or against the firm yes \_\_\_ no X

The undersigned certifies under oath that the information contained herein is complete, true and correct as of the date of this statement.

Firm Name: PATRIOT CONTRACTING, LLC Date: 1/20/09

Signature: \_\_\_\_\_

Name of Person Signing/Title: JEFF MCGEE, VP

County of Loudoun, Commonwealth of Virginia

The foregoing instrument was subscribed and sworn before me this 20<sup>th</sup> day of January 2009 by

Jeffrey McGee (name), VP (title).

My commission expires: 7/31/09

Notary License number: 129870

Notary Public Signature: \_\_\_\_\_



*Pamela B. Lay*

# PPEA Proposal for Fire Station Route 28/Dulles Area

## Sworn Certifications and Mandatory Disclosure

1. Is your firm currently debarred or suspended by any federal, state or local government entity?  
yes\_\_\_ no ☒
2. We have reviewed The Virginia State and Local Government Conflict of Interest Act, Chapter 31 of Title 2.2 and confirm that none of the individuals on our team would be obligated to disqualify himself or herself from participation in this project. (or identify such individuals on an attachment to this page)
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  - d) judgments or awards in contract disputes yes\_\_\_ no ☒
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  - j) violations of any federal, state or local criminal law or civil law yes\_\_\_ no ☒
  - k) criminal indictments or investigations yes\_\_\_ no ☒
  - l) legal claims filed by or against the firm yes\_\_\_ no ☒

The undersigned certifies under oath that the information contained herein is complete, true and correct as of the date of this statement.

Firm Name: christopher consultants, ltd Date: 1/20/09

Signature: [Signature]

Name of Person Signing/Title: Louis Canonico, Regional Vice President

County of Loudoun, Commonwealth of Virginia

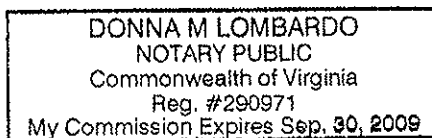
The foregoing instrument was subscribed and sworn before me this 20<sup>th</sup> day of January, 2009 by Louis Canonico (name), Regional Vice President (title).

My commission expires: September 30, 2009

Notary License number:

Notary Public Signature:

[Signature]





# PPEA Proposal for Fire Station Route 28/Dulles Area

## Sworn Certifications and Mandatory Disclosure

1. Is your firm currently debarred or suspended by any federal, state or local government entity?  
yes\_\_\_ no X
2. We have reviewed The Virginia State and Local Government Conflict of Interest Act, Chapter 31 of Title 2.2 and confirm that none of the individuals on our team would be obligated to disqualify himself or herself from participation in this project. (or identify such individuals on an attachment to this page)
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  - h) denials of prequalification, findings of non-responsibility yes\_\_\_ no X
  - i) safety past performance data, including fatality incidents, Experience Modification Rating, Total Recordable Injury Rate, and Total Lost Workday Incidence Rate (if applicable) yes X no\_\_\_
  - j) violations of any federal, state or local criminal law or civil law yes\_\_\_ no X
  - k) criminal indictments or investigations yes\_\_\_ no X
  - l) legal claims filed by or against the firm yes X no\_\_\_

The undersigned certifies under oath that the information contained herein is complete, true and correct as of the date of this statement.

Firm Name: PATRIOT DEVELOPMENT CORP.

Date: 01/20/2009

Signature: \_\_\_\_\_

Name of Person Signing/Title: DONALD L. GILLIS, PRESIDENT

County of Loudoun, Commonwealth of Virginia

The foregoing instrument was subscribed and sworn before me this 20<sup>th</sup> day of JANUARY 2009 by DONALD L. GILLIS (name), PRESIDENT (title).

My commission expires: NOVEMBER 30, 2010

Notary License number: 7048963

Notary Public Signature: Jennifer Ross



Jennifer Ross  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. # 7048963  
My Commission Expires  
November 30, 2010

# PPEA Proposal for Fire Station Route 28/Dulles Area

## Sworn Certifications and Mandatory Disclosure

1. Is your firm currently debarred or suspended by any federal, state or local government entity?  
yes\_\_\_ no ☒
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  - c) fines, assessments or penalties yes\_\_\_ no ☒
  - d) judgments or awards in contract disputes yes\_\_\_ no ☒
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  - f) license revocations, suspensions, other disciplinary actions yes\_\_\_ no ☒
  - g) prior debarments or suspensions by a government entity yes\_\_\_ no ☒
  - h) denials of prequalification, findings of non-responsibility yes\_\_\_ no ☒
  - i) safety past performance data, including fatality incidents, Experience Modification Rating, Total Recordable Injury Rate, and Total Lost Workday Incidence Rate (if applicable) yes\_\_\_ no ☒
  - j) violations of any federal, state or local criminal law or civil law yes\_\_\_ no ☒
  - k) criminal indictments or investigations yes\_\_\_ no ☒
  - l) legal claims filed by or against the firm yes ☒ no\_\_\_

The undersigned certifies under oath that the information contained herein is complete, true and correct as of the date of this statement.

Firm Name: GOROVE/BLADE ASSOCIATES, INC. Date: 2/5/09

Signature: [Signature]

Name of Person Signing/Title: THOMAS A. GODIN / CHIEF OPERATING OFFICER

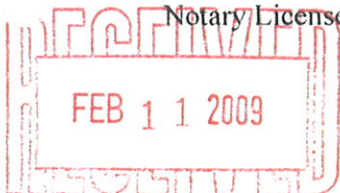
~~County of Loudoun, Commonwealth of Virginia~~ Washington, DC

The foregoing instrument was subscribed and sworn before me this 5 day of February 2009 by Tom Godin (name), COO (title).

My commission expires: July 15, 2011

Notary License number: \_\_\_\_\_

Notary Public Signature: [Signature]





## **Tab 16**

16. Acknowledge conformance with Sections 2.2-4367 through 2.2-4377 of the Code of Virginia, the Ethics in Public Contracting Act.

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We acknowledge our team will conform with Sections 2.2-4367 through 2.2-4377 of the Code of Virginia, the Ethics in Public Contracting Act.